



**GRASSROOTS**

REALTY GROUP

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**127 Tuscany Valley Rise NW  
Calgary, Alberta**

**MLS # A2296700**



**\$608,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,376 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Rectar		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** Propane barbeque and patio umbrella

**OPEN HOUSE:** Saturday, May 9th, from 1:00 to 3:00. Perfectly positioned on a quiet no-through-traffic street in Tuscany, this detached home offers exceptional everyday convenience. Walk to elementary and middle schools, parks, pathways, shopping, the Tuscany Club, and transit, including the C-Train, with quick access to major routes for an easy commute downtown or to the mountains. What sets this home apart is the indoor-outdoor living, with a full-width front porch and a sunny south-facing backyard featuring a newer upper deck and lower patio, ideal for relaxing or entertaining. The yard is thoughtfully landscaped with established perennials, raspberry and saskatoon bushes, and evident pride of ownership. Inside, the main floor offers a functional layout with a three-sided fireplace connecting the living and dining areas, while large front and rear windows bring in plenty of natural light. Upstairs features three bedrooms, including a primary with walk-in closet and ensuite. The finished basement adds bright, flexible space with large windows, perfect for a rec room, play area, or home office. Extensive exterior improvements include updated front porch decking and railings, stamped concrete walkways and patio, a newer deck, and a large double garage built in 2018 with loads of space for storage, including a wall-mounted hook system. Shingles were replaced in 2020, a stainless steel appliance package was added in 2018, and high-capacity laundry was added in 2021. A well-maintained home offering a balanced lifestyle in a sought-after community.