



GRASSROOTS

REALTY GROUP

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**168 Tuscany Valley Drive NW
Calgary, Alberta**

MLS # A2310876



\$599,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,213 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Off		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Street Lighting		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Custom Blinds & shed

Welcome to this charming two-storey home in the highly sought-after community of Tuscany! Ideally located, directly across from a park and playground, with schools nearby. This property offers an excellent opportunity for young families, first-time buyers, or investors looking to add value with their own personal touches. The bright and functional kitchen features a large bay window overlooking the spacious deck and treed backyard — perfect for enjoying morning coffee or entertaining guests. A welcoming front veranda adds to the home's curb appeal and creates a warm, inviting first impression. Upstairs, the primary bedroom includes a walk-in closet, while custom blinds throughout the home add comfort and style. The fully developed basement offers additional living space with a cozy family room, fireplace and laundry room for washer and dryer. Outside, you'll appreciate the oversized garage plus extra space for RV parking or additional vehicles — a rare and practical bonus. The annual HOA fee includes access to the private Tuscany Club with a range of amenities and programs for your entire family. This home is the perfect opportunity for buyers looking to build equity, customize a home to their taste, or expand an investment portfolio in a desirable northwest Calgary neighbourhood.