



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**20 Tuscany Valley Park NW  
Calgary, Alberta**

**MLS # A2315770**



**\$612,800**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,336 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Dog Run Fenced In, Lawn, Rectangular Lot		

<b>Heating:</b>	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	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home, Open Floorplan, Recreation Facilities		

**Inclusions:** None

Tuscany is one of northwest Calgary's most sought-after communities, and this home is ideally located within it. The Fire Hall is just steps away, a park sits at the end of the block, and both the shopping centre and community centre are a five-minute walk. All area schools are easily walkable as well. This two-storey home offers an open-concept main floor with a spacious, functional kitchen, three bedrooms upstairs, and 2.5 bathrooms. The primary bedroom includes a full ensuite and walk-in closet. The partially finished basement provides an excellent recreation area for kids, along with ample storage and a conveniently located laundry space. The good-sized backyard leads to an oversized, fully insulated and drywalled, double garage with a large overhead door opening to the alley &mdash; ideal for a home mechanic, woodworker, or hobbyist. Over the years, the home has seen updates to the roof, furnace, hot water tank, and various finishes. A wonderful family home in the heart of a fantastic community.