



**213 Tuscany Valley Green NW  
Calgary, Alberta**

**MLS # A2319502**



**\$595,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,485 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Vaulted Ceiling(s)		

**Inclusions:** 75" TV, Gas BBQ

Welcome to 213 Tuscany Valley Green, this charming 2 storey character home offers the perfect blend of craftsmanship and modern comfort. A tiled front entrance leads to an open concept main living area beautifully upgraded with maple hardwood flooring that flows through the main level. The living area is anchored by a stunning milled natural stone feature wall, 75" TV and a natural gas fireplace. A bright spacious kitchen area with maple cabinets, granite counter tops and the highlight is the Douglas fir topped island/breakfast nook. Vaulted ceilings, ceiling fans and upgraded lighting are many of the extra features that need to be mentioned. The main level is completed with a 2-piece bath and a bright full sized dining area that takes you out to your 2-tiered deck. The curved staircase leads you to the upper level where you will find a den and 2 well appointed bedrooms featuring their own private 4-piece ensuite's. The lower level is fully insulated and open to being completed to your family's needs and desires. Located in the highly sought after community of Tuscany this home is close to schools, shopping, walking/running paths and major routes providing easy access to any part of the city as well as get aways to the mountains. Tuscany residents enjoy exceptional amenities provided by the community association &hellip;