



**7 Tuscany Valley Road NW
Calgary, Alberta**

MLS # A2324175



\$668,888

Division:	Tuscany		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,135 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Corner Lot, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, See Remarks, Skylight(s), Vaulted Ceiling(s), Wet Bar		

Inclusions: NONE

INCREDIBLY RENOVATED THROUGHOUT! FULLY Finished Bi-Level on FULL SIZED Corner lot with Double garage! Optimal CENTRAL Tuscany LOCATION ON QUIET STREET STEPS FROM PARK, RAVINE, SHOPPING, TUSCANY CLUB, & SCHOOLS! THIS Stunning Home Offers OVER 2100 SQ.FT. DEVELOPED LIVING SPACE! Total of 3 BEDROOMS with 3 FULL BATHS & FEATURES A GREAT WIDE OPEN PLAN WITH VAULTED CEILING THROUGHOUT MAIN FLOOR INCLUDING DINING ROOM & LARGE GREAT ROOM! Fantastic extension of dining room out to private deck & Long side yard with Artificial turf all Fenced! MASTER Suite WITH floor to ceiling window & BEAUTIFUL UPGRADED ENSUITE! 2nd bedroom & another Full upgraded bath Off AWESOME RENOVATED Kitchen(2024) with Quartz counters, stainless steel top end appliances & skylight! Excellent BASEMENT DEVELOPMENT WITH HUGE REC.ROOM & games room with wet bar, Bedroom, Full bath & Large Office flex room with barn doors that could easily be a 4TH BEDROOM. Sunny SW exposure! large utility room for storage along with 22 x 22 Garage. Central Air Conditioning(2020) is another upgrade along with HARDWOOD style Luxury Vinyl Plank FLOORS ON MAIN, New carpet and underlay (basement) 2024, House re-shingled 2019, Garage re-shingled 2026, Garage door and opener replaced 2026, Furnace replaced 2017, Hot water tank replaced 2017, New fridge 2022, dishwasher, washer and dryer, microwave hoodfan, Poly B replaced with PEX 2024, all bathrooms, New windows and doors 2024, Basement wet-bar 2024, Motorized blinds 2024, Painted With baseboards 2024, & MORE! SIMPLY A BEAUTIFUL HOME YOU MUST SEE!