



**GRASSROOTS**

REALTY GROUP

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

**MLS # A2327969**



**\$620,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,310 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Level, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<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>	Granite Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Attached shelving in living room, Dryer (as is, working order but noisy), Bathroom mirrors.

Welcome to this exceptional, fully finished home in the highly sought after community of Tuscany. Thoughtfully upgraded throughout, this move-in-ready home offers over 1,800 square feet of developed living space, central air conditioning, solar panels and an oversized double detached garage; delivering the perfect blend of comfort, efficiency, and everyday functionality. The bright, open concept main floor is enhanced by durable vinyl plank flooring and an abundance of natural light. The inviting living room is anchored by a cozy gas fireplace, creating the perfect space to relax or entertain. The updated kitchen combines style and functionality with stainless steel appliances, granite countertops, white cabinetry and a timeless subway tile backsplash. A spacious dining area and convenient two piece powder room complete the main level. Upstairs, the generous primary retreat offers a walk in closet and a private four piece ensuite. Two additional well sized bedrooms and another full four piece bathroom provide plenty of room for the whole family. The fully developed basement offers incredible versatility. Currently designed as the ultimate children's play space featuring climbing walls and endless opportunities for fun, it can easily be transformed into a recreation or media room to suit your lifestyle. This level also includes a fourth bedroom, a full four piece bathroom, a laundry area and additional storage. Step outside to enjoy the fully landscaped backyard, complete with a spacious deck, pergola, and gas line; an ideal setting for summer entertaining. The oversized double detached garage features new epoxy flooring (2025), adding both style and durability. Enjoy peace of mind with numerous recent upgrades, including shingles (2020), a high-efficiency furnace (2024), central air conditioning (2024) and solar panels (2024), providing improved comfort and

energy efficiency. Located just steps from Tuscany's extensive network of walking, cycling, and jogging pathways, and close to excellent schools, parks, shopping and everyday amenities, this exceptional home offers the perfect balance of comfort, convenience, and community. Don't miss your opportunity to own this outstanding home in one of northwest Calgary's most desirable neighbourhoods.