



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

130 Tuscany Valley Drive NW
Calgary, Alberta

MLS # A2329641



\$619,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,413 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular		

Heating:	Mid Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		
Inclusions:	TV wall mount (living room), Shed in backyard		

Welcome to this beautifully maintained home in Tuscany! It offers style, comfort, and functionality throughout. Situated on a fully landscaped lot with flower beds, a fenced yard, front porch, storage shed, and a spacious back deck complete with a gas BBQ hookup, this property is ready to enjoy! Step inside to a welcoming front entry featuring built-in cabinetry and durable hardwood. The bright and inviting living room is highlighted by a cozy gas fireplace, creating the perfect space to relax or entertain. The modern kitchen showcases upgraded quartz countertops, stunning two-tone cabinetry, stainless steel appliances, an over-the-range microwave, refrigerator, stove, and dishwasher. A convenient 2 piece powder room completes the main floor. Upstairs, you'll find a spacious primary retreat featuring a walk in closet, and a private 4 piece ensuite. Two additional bedrooms, a full 4 piece bathroom, provide comfort and convenience for the whole family. The finished basement offers additional living space with a large recreation room with room for a at home gym. Outside, the double detached garage provides ample parking and storage. This move in ready home is the perfect blend of modern upgrades and everyday practicality. This property has close proximity to schools and parks! Don't hesitate, book your showing today!