



GRASSROOTS
REALTY GROUP

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130 Tuscany Valley Green NW
Calgary, Alberta

MLS # A2331180



\$894,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,144 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Pantry, Quartz Counters		

Inclusions: Custom wooden love seat and couch near back fence, including the cushions and covers

Welcome to 130 Tuscany Valley Green NW, where exceptional privacy and a beautiful green-space setting create a peaceful retreat in the heart of Tuscany. With no neighbours behind, this thoughtfully updated home offers tranquil views and over 3,000 sq. ft. of developed living space. The main floor is highlighted by a renovated kitchen featuring quartz countertops, a quartzite island, updated appliances, a pantry and an existing gas hookup for the stove. The kitchen flows into the bright dining and living areas, where a stone-faced fireplace with a rich walnut mantel creates a warm focal point. Luxury vinyl plank flooring and Hunter Douglas blinds extend throughout the main living areas, while a separate office offers the ideal space to work from home. Upstairs, you'll find three spacious bedrooms, including the primary suite with a four-piece ensuite. A large bonus room provides additional family living space and features built-in wall storage and powered Hunter Douglas blinds. Luxury vinyl plank flooring has also been added throughout most of the upper level. The fully developed walkout basement offers three additional bedrooms, a three-piece bathroom and a versatile recreation room—ideal for a growing or multigenerational family. Step outside to a truly private backyard oasis surrounded by mature landscaping and backing directly onto green space. The upgraded upper deck features vinyl decking, cedar and metal railings, and a built-in coffee bar overlooking the peaceful natural setting. The yard also offers multiple seating areas, a storage shed and custom-built outdoor furniture. Additional highlights include central air conditioning and a heated attached garage. Notable updates include the furnace replaced in 2021, garage heater installed in 2023, hot-water tank replaced in 2024, updated flooring, and refreshed exterior trim and garage door. Offering space,

privacy and a rare connection to green space, this special Tuscany property is conveniently located close to schools, shopping, parks, pathways and community amenities.