

# \$599,900 - 57 Tuscany Valley Green Nw, Calgary

MLS® #A2217408

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,312 sqft

Residential on 0.06 Acres

Tuscany, Calgary, Alberta

Back on the market due to financing. Ideal 2-storey family home with double garage in the vibrant community of Tuscany close to schools, parks and shopping. Enjoy beautiful park views from your front porch and the spacious, open-concept main floorâ€”perfect for family living and entertaining. MAIN LEVEL: features hardwood flooring, modern white kitchen complete with quartz counters, gas range, large white granite silgranit sink overlooking the backyard, subway tile backsplash, and a pantry for extra storage. A dropped mudroom keeps the day-to-day mess at bay and adds practicality to the home's design. UPPER LEVEL: features a generous primary retreat with a walk-in closet and private 4-piece ensuite, two additional bedrooms, a full 4-piece bath. LOWER LEVEL: The basement offers a versatile rec room, easily convertible to a guest room or home office, plus a massive laundry and storage area. OUTDOORS: The sunny west-facing backyard is surrounded by mature trees and features a covered deckâ€”ideal for BBQing and entertaining. A double detached garage adds convenience. Ideally located within walking distance to schools, shopping, and the C-Train, this home combines pride of ownership with an unbeatable location. Donâ€™t miss outâ€”book your showing or explore the virtual tour today!

Built in 1999



## Essential Information

MLS® #	A2217408
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,312
Acres	0.06
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	57 Tuscany Valley Green Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2K3

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other
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Lot Description	Back Lane, Front Yard, Landscaped, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	4
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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