$579,000 - 100 Tuscany Valley Drive Nw, Calgary

MLS® #A2225795

$579,000

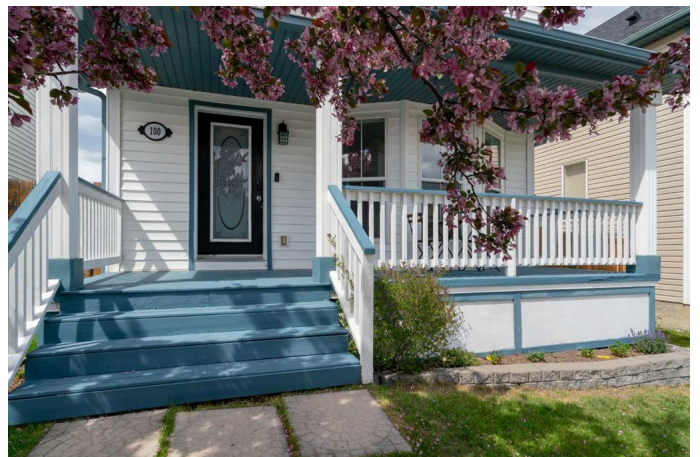3 Bedroom, 3.00 Bathroom, 1,208 sqft
Residential on 0.08 Acres

Tuscany, Calgary, Alberta

Tucked away on a peaceful street with no through traffic, this charming home offers the perfect blend of comfort, space, and community in one of Calgaryâ€™s most sought-after neighborhoods.

Step inside to a bright and airy main floor featuring large windows that fill the space with natural light. The kitchen has a functional layout and has been updated with brand-new appliances. A convenient half bath is located on the main , adding everyday practicality. Upstairs, youâ€™ll find 3 bedrooms and a full bathroom. The 2 secondary bedrooms are generous in size and the spacious primary bedroom can easily accommodate a king-sized bed, with plenty of extra space to spare, completed with a walk-in closet.

The fully finished basement extends your living space with a large, flexible areaâ€"perfect for a second family room, home office, or even a fourth bedroom. The second half bath is located downstairs (with room for a future shower addition), a dedicated laundry area, cold room space for added convenience and an extra storage area.

Out back, the oversized yard is a standout featureâ€"complete with mature landscaping, garden beds, two storage sheds, and several seating areas to enjoy the outdoors. A spacious deck makes entertaining easy, and the existing gravel parking pad offers room to

build a future double garage off the rear lane. The front porch adds charm and a perfect place to enjoy the peaceful setting.

The location is unbeatable—just minutes from schools, parks, walking paths, shopping, and the Tuscany LRT station. With quick access to major routes like Stoney Trail, Crowchild Trail, and 16th Avenue, making commuting a breeze. Whether you're sipping coffee in the morning or winding down in the evening, you'll appreciate the beautiful mountain views from the comfort of your own home.

This is a fantastic opportunity to own a well-cared-for home in one of NW Calgary's most desirable communities. Tuscany offers a mix of amenities , recreation and community events. The Tuscany Club has a splash park, tennis courts, skateboard park, gymnasium, rinks and more. The community has numerous parks , green spaces and a central market with all essential services. This particular street is filled with friendly neighbors who have called this street home for years- adding to a strong sense of community that will make you feel at home. Come see for yourself , homes in this beautiful community don't last long.

Built in 1998

Essential Information

MLS® #	A2225795
Price	$579,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,208
Acres	0.08
Year Built	1998

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	100 Tuscany Valley Drive Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2E7

Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	33
Zoning	R-CG
HOA Fees	307

HOA Fees Freq.   ANN

Listing Details

Listing Office   CIR Realty