

\$639,900 - 328 Tuscan Valley View Nw, Calgary

MLS® #A2092645

\$639,900

3 Bedroom, 3.00 Bathroom, 1,828 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

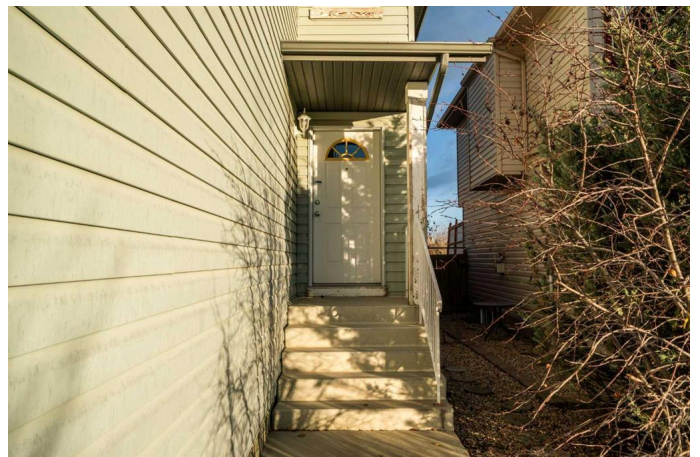
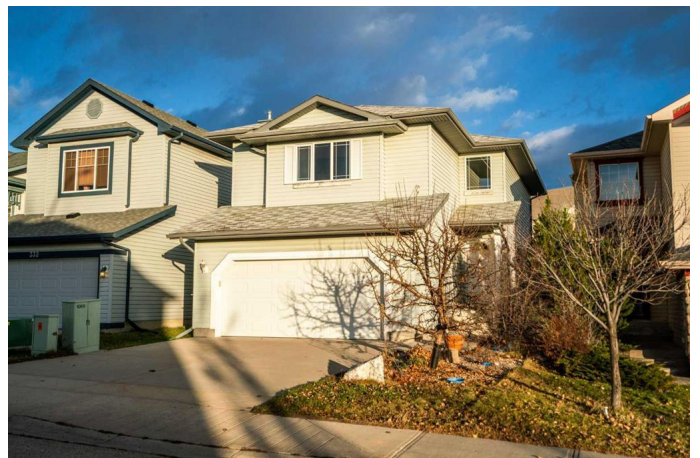
Welcome to this 2-Storey home located in the heart of the family-friendly community of Tuscany, which backs onto a large natural green space and is close to all the amenities. As you enter you can quickly imagine calling this place Home. The Main Floor boasts a welcoming foyer with vaulted ceilings leading to the bright open concept floorplan for the Living Room, Kitchen with a central island and Dining Room. Through the sliding doors from the Dining Room you can step out onto a maintenance free deck where you can enjoy your private backyard with beautiful fruit trees. Upstairs you will find a large Family Room with fireplace, a spacious Primary Bedroom with 4pc ensuite, a walk in closet and beautiful views of the sunrise, there are 2 additional nice sized Bedrooms and a 4 pc main Bath. The basement is unfinished but does have a Bathroom rough-in. This perfectly located home is close to the Tuscany Club, shopping, schools, parks, walking and bike trails, and the C-Train station. This home is TRULY A MUST SEE, as it has had only one owner and with a minimal amount of TLC you can enjoy your new home before the holidays.

Built in 2000

Essential Information

MLS® # A2092645

Price \$639,900



Sold Price	\$649,788
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,828
Acres	0.09
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	328 Tuscany Valley View Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2L1

Amenities

Amenities	Clubhouse, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Kitchen Island, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Backs on to Park/Green Space, Environmental Reserve, Fruit Trees/Shrub(s), No Neighbours Behind, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 9th, 2023
Date Sold	November 21st, 2023
Days on Market	12
Zoning	R-C1N
HOA Fees	288.28
HOA Fees Freq.	ANN

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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