

\$600,000 - 111 Tuscany Valley Rise Nw, Calgary

MLS® #A2148993

\$600,000

3 Bedroom, 3.00 Bathroom, 1,327 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

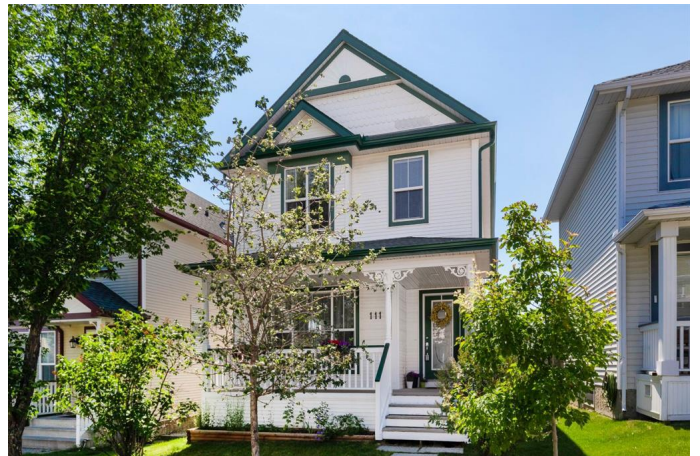
Charming curb appeal & quaint front porch welcome you to your new home in Tuscany! Absorb in the mature landscaping of this established location. You will LOVE the wide open plan, complimented by hardwood flooring through the main living areas! Open kitchen with breakfast bar + functional PANTRY. Enjoy the natural SUNLIGHT that pours in through the large windows. The primary bedroom features walk-in closet & full ENSUITE. Additional 2 bedroom plus 4 pc bathroom make this home perfect! The lower level is finished with spacious rec room + lots of great storage/laundry room. Backyard is AMAZING complete with sunny SOUTH exposure, enjoy sitting under the gorgeous maple tree on the sunken patio, loads of established perennials, raspberries & rhubarb, greenhouse, shed & kids treehouse. Location is just a quick walk to schools, c-train, shopping, coulee pathways + 6 playgrounds within 10 mins walk. This property includes access to the TUSCANY CLUB to enjoy amenities year round – splash park, playground, skatepark, tennis courts, skating rinks & amenities. It's a great place to call home!

Built in 2000

Essential Information

MLS® # A2148993

Price \$600,000



Sold Price	\$602,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,327
Acres	0.07
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	111 Tuscan Valley Rise Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2J1

Amenities

Amenities	None
Parking	None

Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 12th, 2024
Date Sold	July 15th, 2024
Days on Market	3
Zoning	R-C1N
HOA Fees	282.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 PowerRealty.ca
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