

# \$639,900 - 184 Tuscany Valley Green Nw, Calgary

MLS® #A2151036

**\$639,900**

4 Bedroom, 4.00 Bathroom, 1,502 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Welcome to your new home in the vibrant community of Tuscany! This immaculate 3+1 bedroom, 3.5 bath home, has a total of over 2100 sq ft of beautifully developed space. It was built in 2016, which is one of the newest you'll find in Tuscany & has true pride of ownership throughout! As you step inside, you'll be greeted by an open and bright main floor that exudes warmth, comfort & style. The beautiful central kitchen is a chef's delight, featuring quartz countertops, a large island perfect for meal prep or casual dining, and high ceilings that add an airy ambiance to the space. The living room is a cozy haven, complete with a tile gas fireplace, ideal for relaxing evenings with family and friends. Adjacent to the living area is a spacious dining room that can accommodate large gatherings, with a convenient 2-piece bath tucked away and easy access to the backyard for seamless indoor-outdoor living. Upstairs, you'll find three generously sized bedrooms, including the luxurious primary suite. This serene retreat boasts a walk-in closet and relaxing 4-piece ensuite with a separate soaker tub and separate stand-up shower. The additional two bedrooms are equally spacious and share a well-appointed 4-piece bath, perfect for family or guests. The fully finished basement offers even more living space with a large open recreation room that can be tailored to your needs—whether it's a home theatre, playroom, or gym. The fourth bedroom and a 3-piece bath make it an ideal space for guests



or older children. The basement also includes a laundry/utility area and plenty of storage, ensuring your home stays organized and clutter-free. Outside, you'll love the fully landscaped yard with a raised deck, perfect for summer barbecues and outdoor entertaining. The double detached garage provides secure parking and additional storage space. Living in Tuscany means enjoying the best of both worlds: natural parks and pathways right out your back door and shopping and amenities just minutes walk away. The incredible Tuscany Club recreation center offers many scheduled activities, an ice rink with its own Zamboni, tennis courts, a playground, and a splash park. Plus, playgrounds and schools are just a stone's throw away (including Eric Harvie elementary school just down the street & TMC Junior high 10 min. walk away), making this an ideal location for families. Don't miss out on this fantastic opportunity to make Tuscany your new home. Book your showing today and get ready to enjoy the rest of summer in this beautiful community. Welcome home!

Built in 2016

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2151036    |
| Price          | \$639,900   |
| Sold Price     | \$682,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,502       |
| Acres          | 0.07        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Sold     |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 184 Tuscany Valley Green Nw |
| Subdivision | Tuscany                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3L 0A1                     |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Clubhouse, Other, Recreation Facilities                 |
| Parking Spaces | 2                                                       |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings             |
| Heating           | Forced Air                                                                                                                   |
| Cooling           | None                                                                                                                         |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                            |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                                                               |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Finished, Full                                                                                                               |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Private Yard                                                     |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding                            |
| Foundation        | Poured Concrete                                                  |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 6th, 2024 |
| Date Sold   | September 9th, 2024 |

|                |        |
|----------------|--------|
| Days on Market | 3      |
| Zoning         | R-C1N  |
| HOA Fees       | 298.00 |
| HOA Fees Freq. | ANN    |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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