

\$625,000 - 270 Tuscany Valley Drive Nw, Calgary

MLS® #A2162679

\$625,000

4 Bedroom, 2.00 Bathroom, 1,049 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Welcome to your new family home! Situated on a desirable corner lot in the sought-after community of Tuscany, this beautifully updated 4-bedroom property is perfect for a young family ready to enjoy comfort and style. Step inside and be greeted by a modern kitchen, tastefully updated with two-toned cabinets, quartz countertops, and newer stainless-steel appliances—offering the perfect blend of functionality and flair for all your culinary creations. The main level features fresh paint and new luxury vinyl plank flooring, creating a bright and welcoming atmosphere throughout. Recently replaced windows on main level and exterior doors enhance both the aesthetic and energy efficiency, ensuring warmth and comfort even during the coldest months. The main floor is completed with an updated bathroom and three bedrooms. Downstairs, the fully finished basement provides the ultimate entertainment space, perfect for movie nights or game days. It also includes a 3-piece bathroom and an additional bedroom, ideal for guests or a home office. The furnace has been recently upgraded with UV light technology for cleaner air, and a newer washer and dryer set has been installed for added convenience. Outside, the charm continues with a south-facing backyard that's™s drenched in sunlight—ideal for outdoor living. Enjoy afternoons on the expansive deck and unwind in your very own hot tub. The large detached garage offers ample space for vehicles and storage, while the backyard



provides plenty of room for kids to play and for hosting family BBQs. Additional upgrades include air conditioning for those warm summer days, a newer roof, and a fresh exterior update to the siding, adding to the home's great curb appeal. With its prime location, thoughtful updates, and family-friendly design, this home is ready to grow with your family, offering both relaxation and entertainment right at your doorstep!

Built in 1995

Essential Information

MLS® #	A2162679
Price	\$625,000
Sold Price	\$605,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,049
Acres	0.09
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	270 Tuscany Valley Drive Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2A6

Amenities

Amenities	Other
Parking Spaces	2

Parking	Double Garage Detached
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Interior

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	September 12th, 2024
Date Sold	October 24th, 2024
Days on Market	42
Zoning	R-C1N
HOA Fees	298.07
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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