

# \$749,900 - 150 Tuscany Valley Green Nw, Calgary

MLS® #A2206050

**\$749,900**

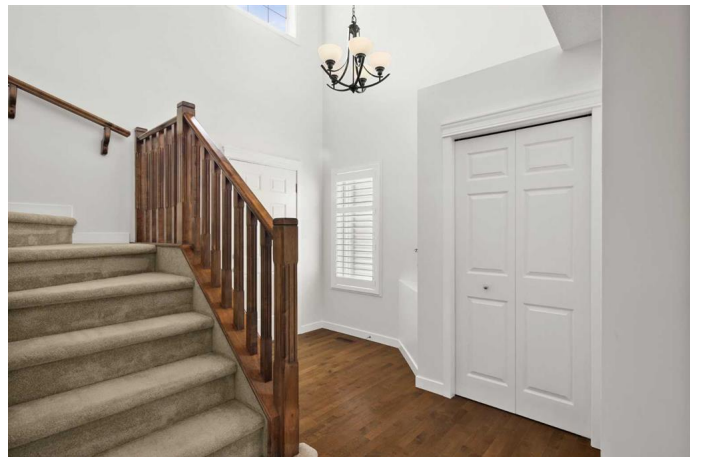
4 Bedroom, 4.00 Bathroom, 1,591 sqft  
Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Welcome to this beautifully maintained detached home in the highly sought-after community of Tuscany! Offering 4 spacious bedrooms and 3.5 baths, this property is perfect for growing families. The entire home has been freshly painted, creating a bright and inviting atmosphere throughout. The open concept living area flows seamlessly, and the fully finished basement includes a cozy family room and an additional bedroom, providing ample space for everyone. Upstairs, you'll find 3 well-sized bedrooms, including a primary suite with an en-suite bath and a walk-in closet. There's also a versatile flex space, perfect for a home office or play area. The roof was replaced in 2022, providing peace of mind for years to come. Additionally, air-conditioning was installed 4 years ago, ensuring comfort during the warm summer months.

Step outside to enjoy the fully fenced backyard, which offers peaceful views of the nearby park and walking paths – ideal for outdoor activities. Plus, the property is equipped with an irrigation system, making lawn care a breeze and ensuring your yard stays lush and green year-round.

Located in an established, family-friendly neighborhood with excellent schools nearby and quick access to Stoney Trail, this home truly has it all. Don't miss out on the opportunity to call this beautiful home yours, make us an offer that we can't refuse!



Built in 2005

## Essential Information

MLS® #	A2206050
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,591
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	150 Tuscany Valley Green Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2K4

## Amenities

Amenities	Clubhouse, Park, Picnic Area, Playground, Recreation Facilities, Recreation Room, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	12
Zoning	R-CG
HOA Fees	264
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.