

# **\$609,900 - 11 Tuscany Valley Road Nw, Calgary**

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MLS® #A2257126

**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,640 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

This 1,600+ sq. ft. home offers a practical layout with features designed for comfort and convenience. The front living room receives ample natural light through oversized windows and includes a fireplace. The kitchen is equipped with newer appliances, a custom-built island, extensive cabinetry, and a walk-in pantry.

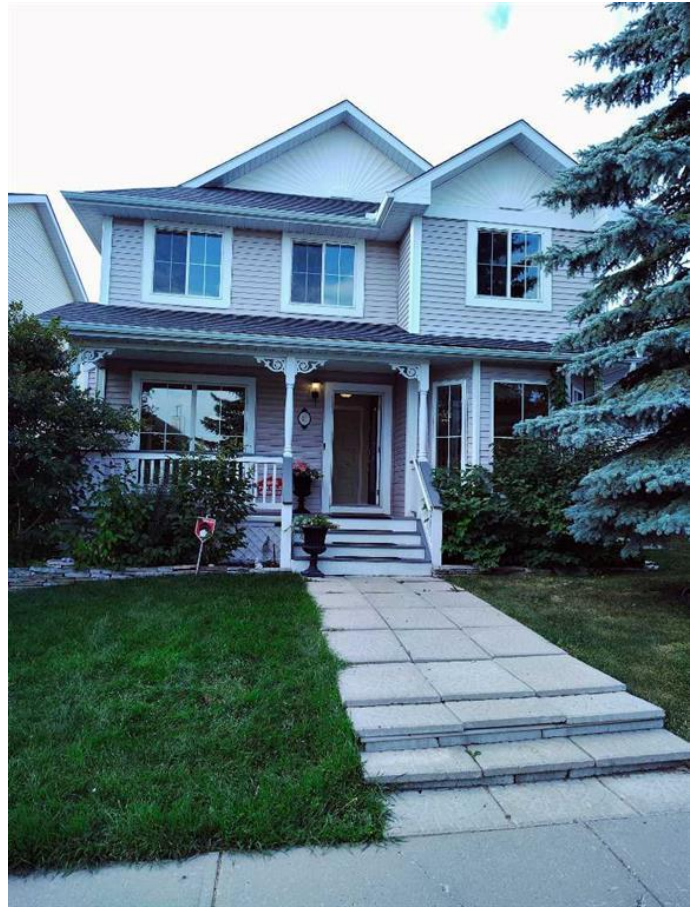
The primary bedroom includes a walk-in closet and a 4-piece ensuite with a jetted tub and in-floor heating. An oversized laundry/mudroom provides a sink, backyard access, and additional storage. Sliding patio doors open to a south-facing yard with mature landscaping, low-maintenance design, and underground sprinklers.

Recent updates include a newer furnace, countertops, new vinyl flooring on the main floor, and a recently replaced roof.

The heated, insulated garage is fitted with a separate electrical panel and allows for workshop use. A gravel pad beside the garage provides space for extra storage.

Located near Tuscany School, school bus pick-up, and within walking distance of a local park, this home combines functional living with a convenient location in one of Calgary's established communities.

Built in 1997



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257126    |
| Price          | \$609,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,640       |
| Acres          | 0.09        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

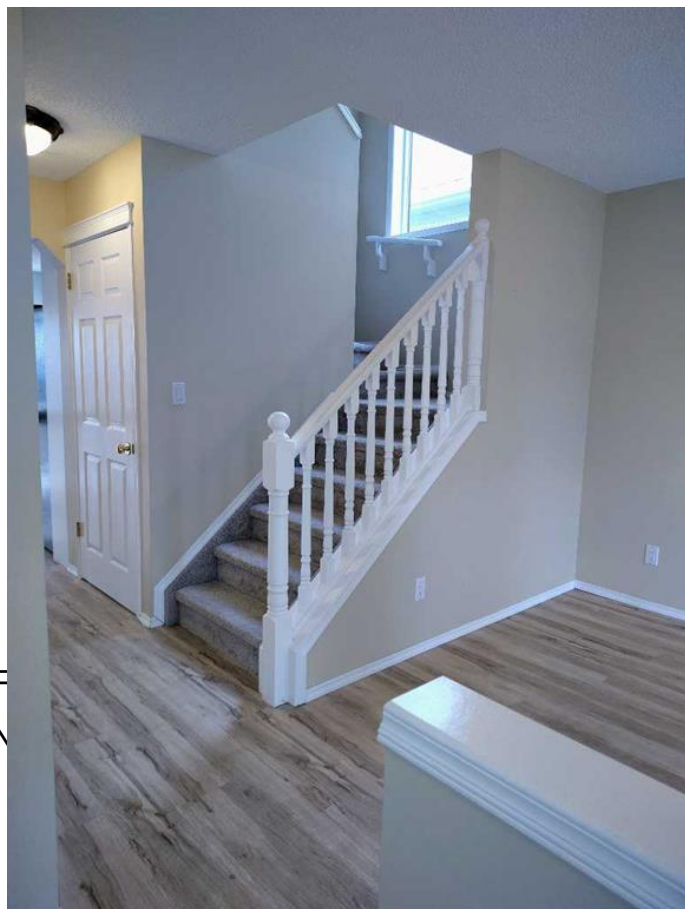
|             |                           |
|-------------|---------------------------|
| Address     | 11 Tuscany Valley Road Nw |
| Subdivision | Tuscany                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3I 2C1                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                |
|-------------------|--------------------------------|
| Interior Features | Granite Counters, Pantry       |
| Appliances        | Dishwasher, Electric Stove, F  |
| Heating           | High Efficiency, Forced Air, N |
| Cooling           | None                           |
| Fireplace         | Yes                            |
| # of Fireplaces   | 1                              |
| Fireplaces        | Gas                            |
| Has Basement      | Yes                            |
| Basement          | Full, Unfinished               |



## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Lane                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 25                   |
| Zoning         | R-CG                 |
| HOA Fees       | 308                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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