

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

MLS® #A2206050

**\$749,900**

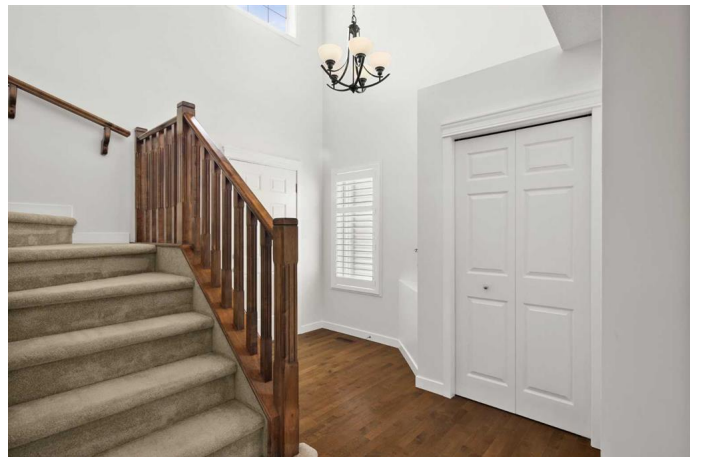
4 Bedroom, 4.00 Bathroom, 1,591 sqft  
Residential on 0.09 Acres

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 | 13               |
| Zoning         | R-CG             |
| HOA Fees       | 264              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

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

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