

# \$579,000 - 100 Tuscany Valley Drive Nw, Calgary

MLS® #A2225795

**\$579,000**

3 Bedroom, 3.00 Bathroom, 1,208 sqft

Residential on 0.08 Acres

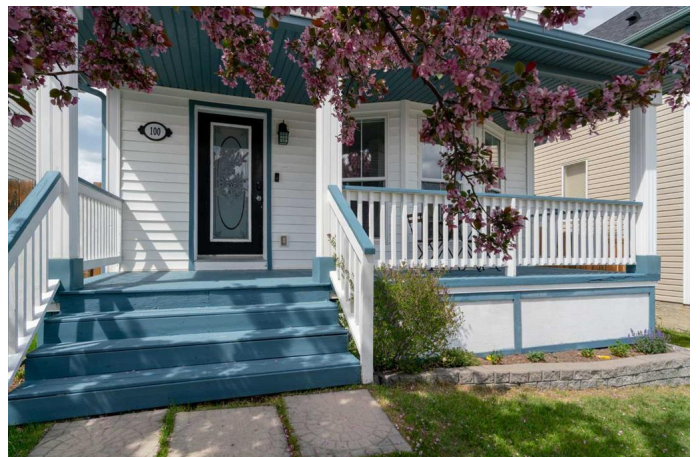
Tuscany, Calgary, Alberta

Tucked away on a peaceful street with no through traffic, this charming home offers the perfect blend of comfort, space, and community in one of Calgary's most sought-after neighborhoods.

Step inside to a bright and airy main floor featuring large windows that fill the space with natural light. The kitchen has a functional layout and has been updated with brand-new appliances. A convenient half bath is located on the main, adding everyday practicality. Upstairs, you'll find 3 bedrooms and a full bathroom. The 2 secondary bedrooms are generous in size and the spacious primary bedroom can easily accommodate a king-sized bed, with plenty of extra space to spare, completed with a walk-in closet.

The fully finished basement extends your living space with a large, flexible area—perfect for a second family room, home office, or even a fourth bedroom. The second half bath is located downstairs (with room for a future shower addition), a dedicated laundry area, cold room space for added convenience and an extra storage area.

Out back, the oversized yard is a standout feature—complete with mature landscaping, garden beds, two storage sheds, and several seating areas to enjoy the outdoors. A spacious deck makes entertaining easy, and the existing gravel parking pad offers room to



build a future double garage off the rear lane.  
The front porch adds charm and a perfect place to enjoy the peaceful setting.

The location is unbeatable—just minutes from schools, parks, walking paths, shopping, and the Tuscany LRT station. With quick access to major routes like Stoney Trail, Crowchild Trail, and 16th Avenue, making commuting a breeze. Whether you're sipping coffee in the morning or winding down in the evening, you'll appreciate the beautiful mountain views from the comfort of your own home.

This is a fantastic opportunity to own a well-cared-for home in one of NW Calgary's most desirable communities. Tuscany offers a mix of amenities , recreation and community events. The Tuscany Club has a splash park, tennis courts, skateboard park, gymnasium, rinks and more. The community has numerous parks , green spaces and a central market with all essential services. This particular street is filled with friendly neighbors who have called this street home for years- adding to a strong sense of community that will make you feel at home. Come see for yourself , homes in this beautiful community don't last long.

Built in 1998

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2225795  |
| Price          | \$579,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 1         |
| Half Baths     | 2         |
| Square Footage | 1,208     |
| Acres          | 0.08      |
| Year Built     | 1998      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 100 Tuscany Valley Drive Nw |
| Subdivision | Tuscany                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3L 2E7                     |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Clubhouse               |
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Open Floorplan, Storage, Walk-In Closet(s)                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, Garden, Private Yard    |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 38             |
| Zoning         | R-CG           |
| HOA Fees       | 307            |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             CIR Realty

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