

# **\$584,996 - 34 Tuscany Valley Heights Nw, Calgary**

MLS® #A2221531

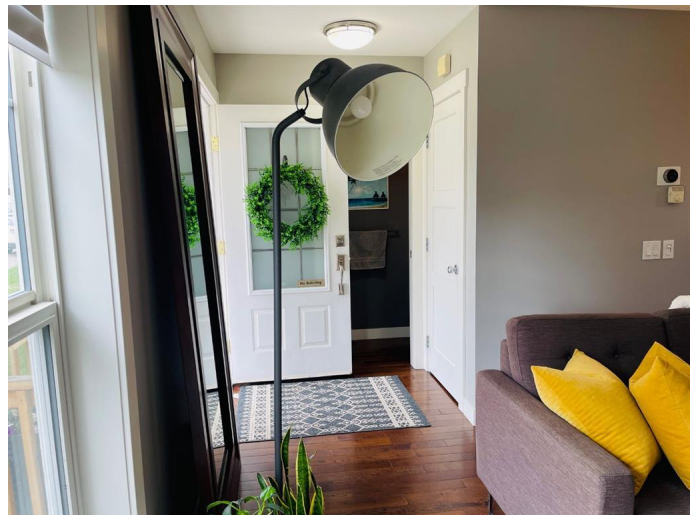
**\$584,996**

3 Bedroom, 2.00 Bathroom, 1,063 sqft

Residential on 0.08 Acres

Tuscany, Calgary, Alberta

Welcome to Tuscany, one of the best communities for families in all of Calgary. Your new home has been well maintained, updated in all the right places, and very well designed for your first home. The newly renovated walkway adds to the already lovely curb appeal. You will also appreciate the new raised garden beds. Inside, this modern home feels bright and open. The large windows that allow the natural light to stream through are welcoming. A great place for entertaining family and friends! Your new home is complete with granite counters & breakfast bar, a secondary beverage fridge, much desired gas stove, a brand-new microwave hood fan that vents out, & a sleek fridge & the dishwasher was updated in 2021. You will enjoy having quality hard wood throughout this fine home along with updated lighting. The powder room has been updated and is well placed within the home. The top floor has hardwood throughout as well. Open the well-designed cabinets in every room so you can maximize your storage needs. The basement offers you a storage room (easily converted to a bathroom), a laundry room with more storage and a updated Rec Room a great place for children to play or movie nights. Do not overlook your new high efficiency furnace installed in 2021 and A/C in 2023. Your very private & low maintenance backyard retreat will be used frequently by everyone. It comes with a large upper deck for relaxing & a lower patio complete with a firepit for those summer nights with friends. The



oversized insulated HEATED double garage not only provides privacy but has anticipated all your storage requirements. You will not want to miss this one, call your favourite realtor for a showing today.

Built in 1998

### Essential Information

MLS® #	A2221531
Price	\$584,996
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,063
Acres	0.08
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	34 Tuscany Valley Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3l 2e7

### Amenities

Amenities	Clubhouse, Other, Park, Party Room, Picnic Area, Pool, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, On Street, Oversized
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Kitchen Island, Low Flow Plumbing, Windows
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscape, Private, Street Light
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	30
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Estate Professionals Inc.
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