# \$539,888 - 50 Tuscany Valley Rise Nw, Calgary

MLS® #A2267848

# \$539,888

3 Bedroom, 2.00 Bathroom, 1,168 sqft Residential on 0.07 Acres

Tuscany, Calgary, Alberta

\*\*\*Open House Sunday Nov 09th, 01:00 pm -03:00 pm\*\*\*. Location, Location, Location. This property is located in the heart of the most sought-after community of NW, Tuscany and offers around 1700 Sq. Ft. of living space. All four schools (Eric Harvie, Tuscany Public School, St. Basil and Twelve Mile Coulee), the Shopping complex, Tuscany LRT, Bus Stops and the Tuscany Club are within walking distance. Perched on a tranquil street in the heart of Tuscany, this beautifully maintained two-storey home combines modern elegance with timeless charm. Flooded with natural light, the open-concept layout showcases exquisite finishes throughout. The main floor features an open-concept layout with a central chef's kitchen, a bright front living room, and a welcoming dining area overlooking the backyard. The kitchen shines with exotic granite countertops, a gas stove, a premium stainless-steel appliance package, a pantry, and elegant lighting, including newly added pot lights. Step outside to your private backyard oasis, complete with a spacious deck â€" perfect for entertaining or enjoying a quiet morning coffee â€" and a charming cottage-style shed with ample storage space. Rich hardwood flooring flows through the main and upper levels, where you'II find three well-appointed bedrooms and a beautifully updated 4-piece bathroom with a deep soaker tub. The professionally finished lower level offers endless possibilities â€" create a cozy media room, a home gym, or even your own







music studio! In 2019, this beautiful house got numerous upgrades, including new windows, roof, hot water tank, and furnace, ensuring peace of mind for years to come. Located on the desirable Tuscany Valley Rise, this home offers family-friendly living within walking distance to schools, cycling paths, parks, pathways, shopping, and transit. Contact us today to book a private viewing.

Built in 2000

## **Essential Information**

MLS® # A2267848 Price \$539,888

Bedrooms 3
Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 1,168
Acres 0.07
Year Built 2000

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 50 Tuscany Valley Rise Nw

Subdivision Tuscany
City Calgary
County Calgary
Province Alberta
Postal Code T3L 2J1

#### **Amenities**

Amenities Other, Parking, Picnic Area, Clubhouse, Playground, Party Room,

**Racquet Courts** 

Parking Spaces 2

Parking Off Street, Parking Pad

#### Interior

Interior Features Granite Counters, No Animal Home, No Smoking Home, Open

Floorplan, Pantry, Vinyl Windows

Appliances Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Storage

Lot Description Back Lane, Cul-De-Sac, Front Yard, Level, Low Maintenance

Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed October 30th, 2025

Days on Market 6

Zoning R-CG

HOA Fees 307

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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