

# \$649,000 - 251 Tuscany Valley Drive Nw, Calgary

MLS® #A2223170

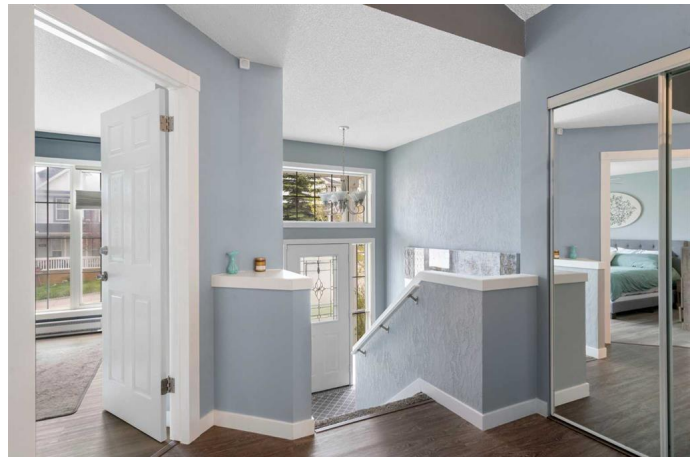
**\$649,000**

4 Bedroom, 3.00 Bathroom, 1,125 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Welcome to this beautifully maintained and delightfully bright bi-level home, tucked away on a quiet street in the highly sought-after community of Tuscany. Lovingly maintained and freshly updated, this charming residence offers the perfect blend of comfort, functionality, and thoughtful upgrades—ideal for families, first-time buyers, or anyone seeking a move-in-ready home in one of Calgary’s most sought-after communities. From the moment you arrive, you’ll be struck by the home’s pristine exterior and welcoming presence. Step inside to discover a sunlit open-concept main floor with soaring vaulted ceilings and large windows that flood the space with natural light. The airy living room offers a relaxing atmosphere and direct access to a sunny rear deck, perfect for summer BBQs or morning coffee. The kitchen is equally impressive, featuring bright white cabinetry, stainless steel appliances, and a wraparound island with a raised breakfast bar. Whether you're hosting friends or enjoying a quiet night in, this kitchen delivers both style and functionality. The adjacent dining area comfortably fits a full-sized table and is ideal for both everyday meals and special occasions. The spacious primary bedroom is a private retreat, complete with a 3-piece ensuite and a generous closet. A second large bedroom and a full 4-piece bath complete the main level. Downstairs, the fully finished lower level offers even more living space. A huge family room provides endless



possibilitiesâ€”think movie nights, a play zone, or a home office. Two additional bedrooms are bright and versatile, perfect for guests, teenagers, or hobbies. Thereâ€™s also another full 4-piece bathroom and a laundry/storage room that adds even more convenience to everyday living. Outside, youâ€™ll love the oversized detached garageâ€”an incredible bonus for car enthusiasts, hobbyists, or anyone needing extra storage. The backyard is low maintenance and private, extending your living space outdoors with ease. Additional updates include fresh paint and modern appliances, making this home truly turnkey. Located minutes from parks, schools, Tuscany C-Train station, shopping, and Stoney Trail, the location couldnâ€™t be better. This is a fantastic opportunity to own a bright, beautifully maintained home in a vibrant, family-friendly neighbourhood. Donâ€™t miss itâ€”this one checks all the boxes!

Built in 1995

**Essential Information**

MLS® #	A2223170
Price	\$649,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,125
Acres	0.07
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	251 Tuscany Valley Drive Nw
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Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2A6

### Amenities

Amenities	Clubhouse, Other, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 21st, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Royal LePage Benchmark
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