

# **\$628,800 - 11 Tuscany Valley Road Nw, Calgary**

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MLS® #A2257126

**\$628,800**

3 Bedroom, 3.00 Bathroom, 1,640 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

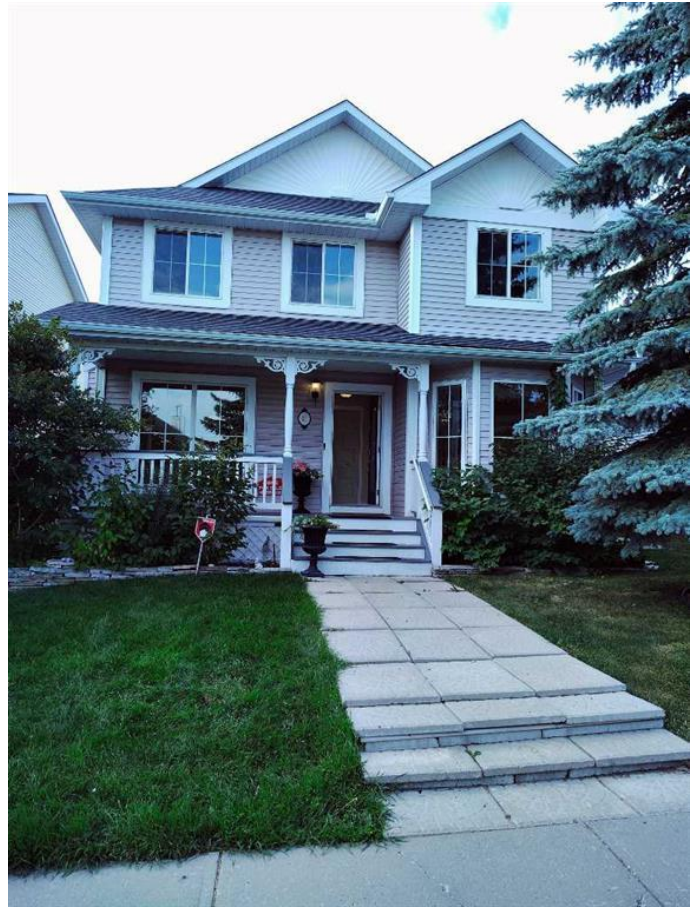
**Breathtaking Victorian-Style Home in Tuscany!**

Step into charm and character with this stunning 1,600+ sq. ft. home that blends timeless design with modern comfort. The front living room is filled with natural light from oversized windows, centered around a cozy fireplace that's perfect for family gatherings. The kitchen is a true standout, featuring newer appliances, a custom-built island, abundant cabinetry, and a convenient walk-in pantry—ideal for both everyday living and entertaining.

The spacious master retreat offers a walk-in closet and a 4-piece ensuite with a relaxing jetted tub. An oversized laundry/mudroom with sink and backyard access adds convenience, while sliding patio doors open to a sunny south-facing yard with mature, low-maintenance landscaping and underground sprinklers.

The heated, insulated garage includes a separate electrical panel, offering excellent workshop potential, plus room for additional storage on gravel pad beside the garage. Recent updates, including fresh paint, furnace, counter tops make this home move-in ready.

Located close to the Tuscany School, school bus pick-up, and just steps from one of Tuscany's parks, this home offers not only comfort and functionality but also a



fantastic lifestyle in one of Calgary's most desirable communities.

A truly unique character home you won't want to miss!

Built in 1997

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2257126    |
| Price          | \$628,800   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,640       |
| Acres          | 0.09        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 11 Tuscany Valley Road Nw |
| Subdivision | Tuscany                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3I 2C1                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                          |
|-------------------|--------------------------|
| Interior Features | Granite Counters, Pantry |
|-------------------|--------------------------|



|                 |                                                                    |
|-----------------|--------------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating         | High Efficiency, Forced Air, Natural Gas                           |
| Cooling         | None                                                               |
| Fireplace       | Yes                                                                |
| # of Fireplaces | 1                                                                  |
| Fireplaces      | Gas                                                                |
| Has Basement    | Yes                                                                |
| Basement        | Full, Unfinished                                                   |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Lane                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 1                    |
| Zoning         | R-CG                 |
| HOA Fees       | 300                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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