



192 Tuscany Valley Green Calgary Alberta

\$774,900

****OPEN HOUSE - CANCELLED **** An incredible opportunity to own a nearly new home in one of Calgary's most established and sought-after neighbourhoods - Tuscany. Built on one of the last parcels of land in the community, this home offers the unique benefit of modern construction in a mature, fully developed area. With nearly 2,500 square feet of beautifully finished living space across three levels, this meticulously maintained home offers 4 bedrooms, 3.5 bathrooms, three separate living areas, and a den or office, providing flexibility for work from home or a kids play area. The open concept main floor is centred around a timeless kitchen that's ideal for entertaining. It's finished with ceiling-height white upper cabinets, rich stained maple lowers, quartz countertops, a large island with bar seating, and a corner pantry for added storage. The kitchen has been upgraded with Black Stainless-Steel appliances, including a gas range, OTR microwave, and French door refrigerator. Resilient laminate flooring runs throughout the main level, making it perfect for families and those with pets. The kitchen opens directly to the dining and living areas, where a beautiful gas fireplace with new tile surround and wood mantel adds warmth and charm. A bright front den offers a private, sunlit space ideal for a home office or study. Upstairs, a central bonus room provides additional living space and separates the primary suite from the secondary bedrooms for enhanced privacy. The primary suite has a custom California Closets walk-in and a newly renovated 4-piece ensuite featuring dual vanities and a stunning, fully tiled walk-in shower with 10mm glass. Two generous bedrooms and a full bathroom complete the upper level, along with new upper-floor laundry for convenience. The professionally developed basement adds additional living space, with an expansive rec room (16'6" x 17'10") fe...

Recreational, Games room 16.50 Ft x 17.83 Ft

Furnace 8.00 Ft x 8.00 Ft

3pc Bathroom 7.83 Ft x 5.67 Ft

Bedroom 10.42 Ft x 17.83 Ft

Storage .00 Ft x .00 Ft

Kitchen 17.33 Ft x 12.08 Ft

Office 9.08 Ft x 13.33 Ft

2pc Bathroom 5.17 Ft x 5.33 Ft

Primary Bedroom 11.92 Ft x 15.00 Ft

Bedroom 12.25 Ft x 9.33 Ft

Bedroom 12.42 Ft x 9.25 Ft

Bonus Room 15.67 Ft x 13.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
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RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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Dining room 8.67 Ft x 6.58 Ft

Living room 13.58 Ft x 16.08 Ft

5pc Bathroom 7.92 Ft x 7.83 Ft

4pc Bathroom 8.67 Ft x 5.00 Ft