



## 212 Tuscany Valley Way Calgary Alberta

\$596,000

Welcome to Your New Home in Tuscany! Nestled in the heart of the desirable Tuscany community, this beautifully maintained 2-storey home is perfect for first-time buyers and growing families alike. Built in 1996 and lovingly cared for by its original owner, this home offers a bright, open layout with an abundance of natural light. The oversized main floor boasts multiple entertainment areas, ideal for hosting or relaxing with loved ones. Upstairs, you'll find two spacious bedrooms, two full bathrooms, and a stunning open-to-below office area--perfect for remote work or a cozy reading nook. The partially finished basement offers endless possibilities, allowing you to customize the space to fit your needs. Plus, you'll love being just minutes from shopping, parks, and scenic walking trails. Don't miss out on this incredible opportunity--schedule your showing today! (id:6769)

Primary Bedroom 11.00 Ft x 17.50 Ft

Bedroom 9.25 Ft x 18.58 Ft

3pc Bathroom 5.58 Ft x 8.75 Ft

4pc Bathroom 9.08 Ft x 6.17 Ft

Office 8.83 Ft x 11.17 Ft

2pc Bathroom 5.33 Ft x 6.42 Ft

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

**RE/MAX**  
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