



## 212 Tuscany Valley Way Calgary Alberta

\$560,000

Step into this lovingly maintained 2-storey home, nestled on a quiet street in the sought-after community of Tuscany. Built in 1996 and cherished by its original owner, this residence exudes pride of ownership and timeless appeal—making it a perfect fit for first-time buyers, young professionals, or growing families looking for a place to call home. As you enter, you're greeted by an airy and inviting layout that's bathed in natural light. The oversized main floor features a seamless flow between multiple entertainment and living spaces, offering the perfect backdrop for everything from casual family nights to lively weekend gatherings. Upstairs, discover two generously sized bedrooms and two full bathrooms, including a serene primary suite. A unique open-to-below office area adds a touch of architectural interest and is ideally suited for remote work, creative pursuits, or simply a cozy space to unwind with a good book. The partially finished basement is brimming with potential—whether you envision a home gym, media room, or an additional guest suite, this space invites your imagination to take the lead. Enjoy the best of Tuscany living with nearby access to parks, schools, shopping, and picturesque walking trails that showcase the area's natural beauty. This is more than just a home—it's a lifestyle, a location, and an opportunity you don't want to miss. Book your private tour today and discover all the possibilities waiting for you in this wonderful Tuscany gem. (id:6769)

Bedroom 9.25 Ft x 18.58 Ft  
Primary Bedroom 11.00 Ft x 17.50 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  
Laundry room .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central



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