



# 13 Tuscan Valley Green Calgary Alberta

\$600,000

Nestled in the highly desirable community of Tuscan, this beautifully updated 3-bedroom home offers both comfort and convenience. Known for its excellent schools, playgrounds, daycares, shopping plazas, and close proximity to the LRT station, Tuscan is the perfect place for family living. The main floor boasts a bright, open-concept design featuring a welcoming living room, a spacious dining area, and a stylish kitchen with quartz countertops, a modern mosaic backsplash, and a fresh 2023 facelift to the cabinets. On the second level, you'll find three generously sized bedrooms, including a master suite with a private ensuite. The entire second floor is equipped with upgraded triple-pane windows for enhanced energy efficiency and comfort. The fully finished basement offers a versatile recreational area, perfect for entertainment or relaxation. Additional features include central air conditioning and a recently added deck (2021), perfect for outdoor enjoyment. With a double detached garage and an array of recent updates, this home is move-in ready and offers a modern lifestyle in one of Calgary's most popular communities. (id:6769)

Den 9.83 Ft x 9.67 Ft  
Family room 17.92 Ft x 8.58 Ft  
Furnace 17.58 Ft x 7.83 Ft  
Other 133.58 Ft x 11.00 Ft  
Storage 7.83 Ft x 6.42 Ft  
Living room 17.83 Ft x 16.58 Ft  
Kitchen 15.08 Ft x 9.17 Ft  
Dining room 15.08 Ft x 9.17 Ft

2pc Bathroom 5.58 Ft x 5.08 Ft  
Other 6.67 Ft x 5.33 Ft  
Primary Bedroom 14.25 Ft x 10.92 Ft  
Bedroom 11.25 Ft x 9.33 Ft  
Bedroom 11.08 Ft x 9.17 Ft  
4pc Bathroom 7.58 Ft x 5.00 Ft  
4pc Bathroom 7.67 Ft x 5.00 Ft

Listing Presented By:



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MaxWell Canyon Creek

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**RE/MAX Realty Professionals**

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