

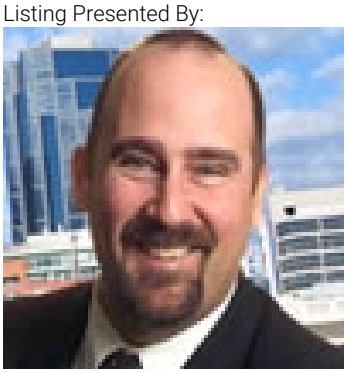
130 Tuscany Valley Green Calgary Alberta

$849,900

Welcome to 130 Tuscany Valley Green NW, where exceptional privacy and a beautiful green-space setting create a peaceful retreat in the heart of Tuscany. With no neighbours behind, this thoughtfully updated home offers tranquil views and over 3,000 sq. ft. of developed living space.The main floor is highlighted by a renovated kitchen featuring quartz countertops, a quartzite island, updated appliances, a pantry and an existing gas hookup for the stove. The kitchen flows into the bright dining and living areas, where a stone-faced fireplace with a rich walnut mantel creates a warm focal point. Luxury vinyl plank flooring and Hunter Douglas blinds extend throughout the main living areas, while a separate office offers the ideal space to work from home.Upstairs, you'll find three spacious bedrooms, including the primary suite with a four-piece ensuite. A large bonus room provides additional family living space and features built-in wall storage and powered Hunter Douglas blinds. Luxury vinyl plank flooring has also been added throughout most of the upper level.The fully developed walkout basement offers three additional bedrooms, a three-piece bathroom and a versatile recreation room--ideal for a growing or multigenerational family.Step outside to a truly private backyard oasis surrounded by mature landscaping and backing directly onto green space. The upgraded upper deck features vinyl decking, cedar and metal railings, and a built-in coffee bar overlooking the peaceful natural setting. The yard also offers multiple seating areas, a storage shed and custom-built outdoor furniture.Additional highlights include central air conditioning and a heated attached garage. Notable updates include the furnace replaced in 2021, garage heater installed in 2023, hot-water tank replaced in 2024, updated flooring, and refreshed exterior trim and garage door.Offering space, privacy a...

3pc Bathroom 6.92 Ft x 5.08 Ft
Bedroom 7.50 Ft x 10.92 Ft
Bedroom 9.17 Ft x 9.67 Ft
Bedroom 11.42 Ft x 12.75 Ft
Recreational, Games room 12.08 Ft x 15.58 Ft
Furnace 13.67 Ft x 8.08 Ft
Living room 16.42 Ft x 15.58 Ft
Other 8.25 Ft x 7.17 Ft
Office 10.92 Ft x 10.50 Ft
4pc Bathroom 8.08 Ft x 4.92 Ft
4pc Bathroom 9.92 Ft x 11.00 Ft
Bedroom 11.75 Ft x 11.17 Ft

Listing Presented By:



Originally Listed by:
REMAX Innovations

http://jessicabruse.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

2pc Bathroom 4.92 Ft x 4.67 Ft

Dining room 10.00 Ft x 9.00 Ft

Foyer 9.17 Ft x 6.92 Ft

Kitchen 8.58 Ft x 15.58 Ft

Bedroom 11.42 Ft x 10.50 Ft

Bonus Room 18.08 Ft x 12.50 Ft

Primary Bedroom 12.83 Ft x 14.92 Ft