

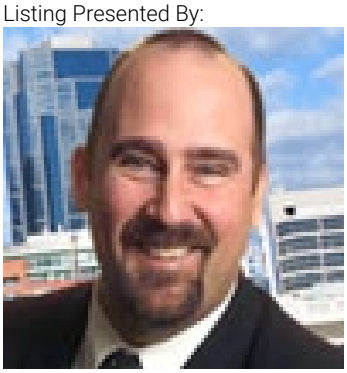
188 Tuscany Valley Drive Calgary Alberta

$765,000

INCREDIBLE VALUE IN TUSCANY! EXTENSIVELY UPGRADED o LEGAL 2-BEDROOM SUITE o OVER 3,000 SQ. FT. o 5,468 SQ. FT. LOT o RV PARKINGOffering over 3,000 sq. ft. of developed living space at approximately $255 per sq. ft., among the lowest in Tuscany, this spacious and substantially upgraded home presents an exceptional opportunity. Situated on a desirable 5,468 sq. ft. corner lot directly across from a park, it combines generous family living, a fully legal income suite and extensive improvements.MAJOR IMPROVEMENTS ALREADY COMPLETE! Significant upgrades include complete Poly-B plumbing removal, newer roof, triple-pane windows, hot water tank, front door, fresh paint, newer appliances and new luxury vinyl plank flooring upstairs. A recent home inspection has been completed, with the seller addressing the items identified. The major improvements are already taken care of, leaving room to personalize the kitchen and bathrooms to your own taste.The spacious main floor features hardwood flooring, generous living and dining areas, a well-appointed kitchen, family room with double-sided fireplace and a versatile office or den. Upstairs offers three generous bedrooms, a convenient nook and a west-facing balcony overlooking the park.LEGAL SUITE & INCOME POTENTIAL! The self-contained 2-bedroom, 2-bathroom legal suite features a separate entrance and estimated rental potential of $1,850-$2,300 per month. Ideal for offsetting mortgage payments, accommodating extended family or adding investment income.EXCEPTIONAL PARKING & FAMILY-FRIENDLY LOCATION! Enjoy an oversized double attached garage, dedicated RV/boat parking, space for six or more vehicles and abundant street parking. Four schools, including French Immersion, are within walking distance. The Tuscany Club, splash park, off-leash dog park, YMCA, shopping, medical amenities and CTrain are all nearby, with convenient access to m...

4pc Bathroom 7.42 Ft x 4.92 Ft
4pc Bathroom 9.92 Ft x 10.00 Ft
Bedroom 11.08 Ft x 13.00 Ft
Bedroom 10.92 Ft x 11.08 Ft
Primary Bedroom 12.17 Ft x 18.08 Ft
2pc Bathroom 4.92 Ft x 5.17 Ft
Dining room 17.67 Ft x 10.08 Ft
Family room 12.08 Ft x 17.75 Ft
Foyer 8.92 Ft x 9.50 Ft
Kitchen 11.08 Ft x 15.42 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

RE/MAX Realty Professionals

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

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

Bedroom 12.00 Ft x 10.25 Ft

Bedroom 14.83 Ft x 14.67 Ft

3pc Bathroom 7.92 Ft x 4.42 Ft

3pc Bathroom 5.00 Ft x 6.58 Ft

Laundry room 7.58 Ft x 5.25 Ft

Living room 10.33 Ft x 14.50 Ft

Bedroom 10.92 Ft x 14.67 Ft