

# \$738,000 - 12 Tuscany Valley Grove Nw, Calgary

MLS® #A2221624

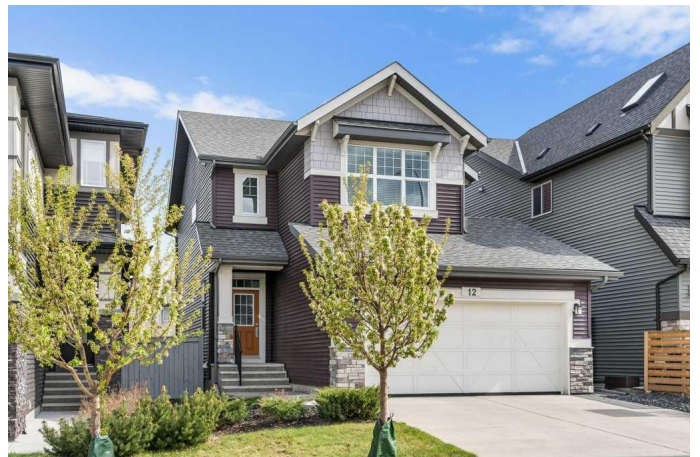
**\$738,000**

3 Bedroom, 3.00 Bathroom, 1,875 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

NEWEST AREA in TUSCANY! This gorgeous former show home is "AIR-CONDITIONED" and it is immediately inviting - standing apart from most other homes in Tuscany - due to its young age, its current modern style with an "open-plan" concept, plus the fact that a single owner has kept it in meticulous condition! The great room is spacious with its feature stone "floor to ceiling" fireplace. The gourmet chef's kitchen is like new - chic white cabinetry and an oversized white quartz entertaining island, plus stainless steel appliances and a large pantry. The spacious dining area provides adjacent access to the sunny SW deck and yard. The main level is complete with an exceptional rear entry that includes lockers, benches and drawers, plus a half bathroom. Ascend to the upper level and enjoy a stylish bonus room with vaulted ceilings, plus a "spa-like" master suite, complete with an ensuite bathroom boasting dual sinks on a large quartz vanity, sumptuous soaker tub and a stand-up shower, private water closet, plus an over-sized walk-in closet! The upper laundry adds extra convenience,. The second and third bedrooms are similar in sizes and are adjacent to the 4 piece main bathroom. Engage in the privilege of living in desirable "Tuscany", with its celebrated "Tuscany Club", where fun abounds - splash park, tennis courts, skateboard park, rinks, gymnasium and many community events each year. This home is steps to the schools (including 2 public elementary schools, a



Kâ€“9 Catholic school, and a public 5â€“9 middle school) that are renowned for being some of the very best in Calgary! Make this ever-popular community, complete with ravines and walking paths, grocery shopping, restaurants, plus amenities, a special part of your family's fun and enjoyment!

Built in 2016

### Essential Information

MLS® #	A2221624
Price	\$738,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,875
Acres	0.09
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	12 Tuscany Valley Grove Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L0E3

### Amenities

Amenities	Recreation Facilities, Picnic Area, Playground, Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 20th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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