

\$649,000 - 251 Tuscany Valley Drive Nw, Calgary

MLS® #A2223170

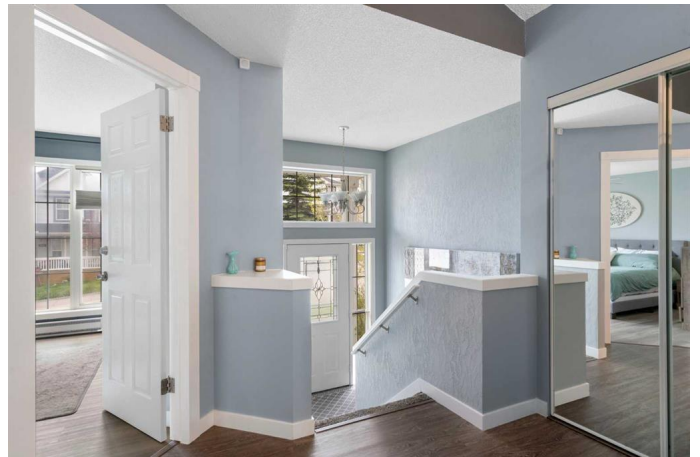
\$649,000

4 Bedroom, 3.00 Bathroom, 1,125 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Welcome to this beautifully maintained and delightfully bright bi-level home, tucked away on a quiet street in the highly sought-after community of Tuscany. Lovingly maintained and freshly updated, this charming residence offers the perfect blend of comfort, functionality, and thoughtful upgrades—ideal for families, first-time buyers, or anyone seeking a move-in-ready home in one of Calgary’s most sought-after communities. From the moment you arrive, you’ll be struck by the home’s pristine exterior and welcoming presence. Step inside to discover a sunlit open-concept main floor with soaring vaulted ceilings and large windows that flood the space with natural light. The airy living room offers a relaxing atmosphere and direct access to a sunny rear deck, perfect for summer BBQs or morning coffee. The kitchen is equally impressive, featuring bright white cabinetry, stainless steel appliances, and a wraparound island with a raised breakfast bar. Whether you're hosting friends or enjoying a quiet night in, this kitchen delivers both style and functionality. The adjacent dining area comfortably fits a full-sized table and is ideal for both everyday meals and special occasions. The spacious primary bedroom is a private retreat, complete with a 3-piece ensuite and a generous closet. A second large bedroom and a full 4-piece bath complete the main level. Downstairs, the fully finished lower level offers even more living space. A huge family room provides endless



possibilitiesâ€”think movie nights, a play zone, or a home office. Two additional bedrooms are bright and versatile, perfect for guests, teenagers, or hobbies. Thereâ€™s also another full 4-piece bathroom and a laundry/storage room that adds even more convenience to everyday living. Outside, youâ€™ll love the oversized detached garageâ€”an incredible bonus for car enthusiasts, hobbyists, or anyone needing extra storage. The backyard is low maintenance and private, extending your living space outdoors with ease. Additional updates include fresh paint and modern appliances, making this home truly turnkey. Located minutes from parks, schools, Tuscany C-Train station, shopping, and Stoney Trail, the location couldnâ€™t be better. This is a fantastic opportunity to own a bright, beautifully maintained home in a vibrant, family-friendly neighbourhood. Donâ€™t miss itâ€”this one checks all the boxes!

Built in 1995

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2223170 |
| Price | \$649,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,125 |
| Acres | 0.07 |
| Year Built | 1995 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|---------|-----------------------------|
| Address | 251 Tuscany Valley Drive Nw |
|---------|-----------------------------|

| | |
|-------------|---------|
| Subdivision | Tuscany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3L 2A6 |

Amenities

| | |
|----------------|---|
| Amenities | Clubhouse, Other, Recreation Facilities |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Vaulted Ceiling(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Lighting, Private Yard |
| Lot Description | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 21st, 2025 |
| Days on Market | 1 |
| Zoning | R-CG |
| HOA Fees | 307 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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