

11 Tuscany Valley Road NW
Calgary, Alberta

MLS # A2257126

\$609,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,640 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Pantry		

Inclusions: n/a

This 1,600+ sq. ft. home offers a practical layout with features designed for comfort and convenience. The front living room receives ample natural light through oversized windows and includes a fireplace. The kitchen is equipped with newer appliances, a custom-built island, extensive cabinetry, and a walk-in pantry. The primary bedroom includes a walk-in closet and a 4-piece ensuite with a jetted tub and in-floor heating. An oversized laundry/mudroom provides a sink, backyard access, and additional storage. Sliding patio doors open to a south-facing yard with mature landscaping, low-maintenance design, and underground sprinklers. Recent updates include a newer furnace, countertops, new vinyl flooring on the main floor, and a recently replaced roof. The heated, insulated garage is fitted with a separate electrical panel and allows for workshop use. A gravel pad beside the garage provides space for extra storage. Located near Tuscany School, school bus pick-up, and within walking distance of a local park, this home combines functional living with a convenient location in one of Calgary's established communities.