

212 Tuscany Valley Way NW

Calgary, Alberta

MLS # A2224238



\$560,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,620 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		
Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home		
Inclusions:	N/A		

Step into this lovingly maintained 2-storey home, nestled on a quiet street in the sought-after community of Tuscany. Built in 1996 and cherished by its original owner, this residence exudes pride of ownership and timeless appeal—making it a perfect fit for first-time buyers, young professionals, or growing families looking for a place to call home. As you enter, you’re greeted by an airy and inviting layout that’s bathed in natural light. The oversized main floor features a seamless flow between multiple entertainment and living spaces, offering the perfect backdrop for everything from casual family nights to lively weekend gatherings. Upstairs, discover two generously sized bedrooms and two full bathrooms, including a serene primary suite. A unique open-to-below office area adds a touch of architectural interest and is ideally suited for remote work, creative pursuits, or simply a cozy space to unwind with a good book. The partially finished basement is brimming with potential—whether you envision a home gym, media room, or an additional guest suite, this space invites your imagination to take the lead. Enjoy the best of Tuscany living with nearby access to parks, schools, shopping, and picturesque walking trails that showcase the area’s natural beauty. This is more than just a home—it’s a lifestyle, a location, and an opportunity you don’t want to miss. Book your private tour today and discover all the possibilities waiting for you in this wonderful Tuscany gem.