

**57 Tuscany Valley Green NW**  
**Calgary, Alberta**

**MLS # A2217408**



**\$599,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,312 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Rectangular Lot, Zero Lot Line		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** Wood shelving and carpets in basement storage room. Freezer in basement.

Ideal 2-storey family home with double garage in the vibrant community of Tuscany close to schools, parks and shopping. Enjoy beautiful park views from your front porch and the spacious, open-concept main floor—perfect for family living and entertaining. MAIN LEVEL: features hardwood flooring, modern white kitchen complete with quartz counters, gas range, large white granite sink overlooking the backyard, subway tile backsplash, and a pantry for extra storage. A dropped mudroom keeps the day-to-day mess at bay and adds practicality to the home's design. UPPER LEVEL: features a generous primary retreat with a walk-in closet and private 4-piece ensuite, two additional bedrooms, a full 4-piece bath. LOWER LEVEL: The basement offers a versatile rec room, easily convertible to a guest room or home office, plus a massive laundry and storage area. OUTDOORS: The sunny west-facing backyard is surrounded by mature trees and features a covered deck—ideal for BBQing and entertaining. A double detached garage adds convenience. Ideally located within walking distance to schools, shopping, and the C-Train, this home combines pride of ownership with an unbeatable location. Don't miss out—book your showing or explore the virtual tour today!