

# \$605,000 - 193 Tuscany Valley Green Nw, Calgary

MLS® #A2221266

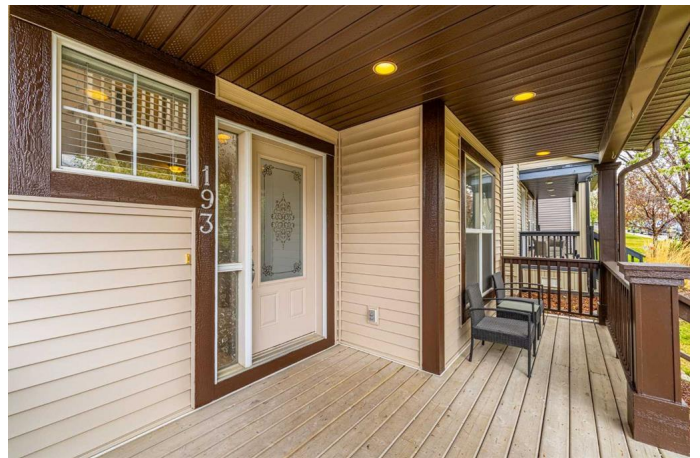
**\$605,000**

4 Bedroom, 4.00 Bathroom, 1,440 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Welcome to this charming, move-in ready home on a quiet street in the heart of family-friendly Tuscany—showcasing pride of ownership, great curb appeal, and easy access to the Tuscany Club, top-rated schools, shopping, and the LRT. Relax on the charming front veranda and step into a freshly updated interior featuring modern paint and new carpet throughout the stairs and upper level. The main floor offers elegant archways, a versatile front flex room perfect for an office or formal dining area, and an open-concept living space. The kitchen shines with stainless steel appliances, maple cabinetry, glass block accents, and a functional island with an eating bar, ideal for casual dining or entertaining. The adjacent dining area and bright living room—with a cozy gas fireplace—make this home warm and inviting. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat with a walk-in closet, 4-piece ensuite, and views of downtown Calgary. The fully finished basement includes a large rec room, a fourth bedroom, a new 2-piece bathroom, and a laundry area with additional storage. Enjoy long-term energy savings with the solar panel system, featuring 10 roof-mounted panels producing a total of 4.05 kW—with peak output from May to October, providing up to 40% in electricity cost savings. A double detached garage completes this move-in ready home in one of Calgary's most desirable family communities. Don't miss your opportunity



to own this stylish, efficient, and superbly located home in Tuscany!

Built in 2005

### **Essential Information**

MLS® #	A2221266
Price	\$605,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,440
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	193 Tuscany Valley Green Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0A1

### **Amenities**

Amenities	Clubhouse, Fitness Center, Outdoor Pool, Racquet Courts
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	300
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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