

# \$628,800 - 11 Tuscany Valley Road Nw, Calgary

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MLS® #A2257126

**\$628,800**

3 Bedroom, 3.00 Bathroom, 1,640 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

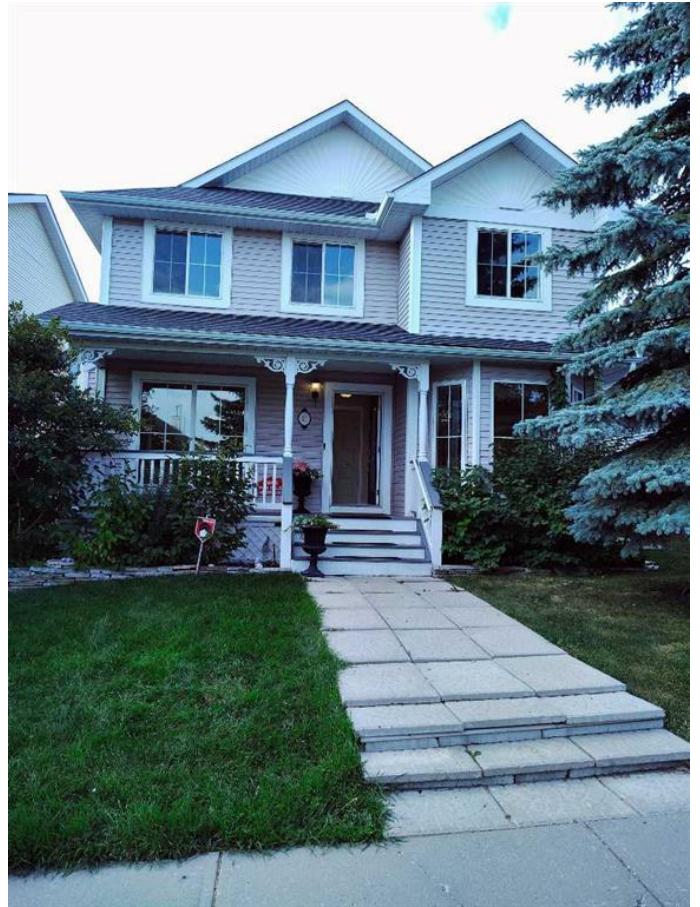
Breathtaking Victorian-Style Home in Tuscany!

Step into charm and character with this stunning 1,600+ sq. ft. home that blends timeless design with modern comfort. The front living room is filled with natural light from oversized windows, centered around a cozy fireplace that's perfect for family gatherings. The kitchen is a true standout, featuring newer appliances, a custom-built island, abundant cabinetry, and a convenient walk-in pantry—ideal for both everyday living and entertaining.

The spacious master retreat offers a walk-in closet and a 4-piece ensuite with a relaxing jetted tub. An oversized laundry/mudroom with sink and backyard access adds convenience, while sliding patio doors open to a sunny south-facing yard with mature, low-maintenance landscaping and underground sprinklers.

The heated, insulated garage includes a separate electrical panel, offering excellent workshop potential, plus room for additional storage on gravel pad beside the garage. Recent updates, including fresh paint, furnace, counter tops make this home move-in ready.

Located close to the Tuscany School, school bus pick-up, and just steps from one of Tuscany's parks, this home offers not only comfort and functionality but also a



fantastic lifestyle in one of Calgary's most desirable communities.

A truly unique character home you won't want to miss!

Built in 1997

**Essential Information**

MLS® #	A2257126
Price	\$628,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,640
Acres	0.09
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	11 Tuscany Valley Road Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2C1

**Amenities**

Amenities	Clubhouse
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Granite Counters, Pantry
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Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 15th, 2025
Zoning	R-CG
HOA Fees	300
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
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