

\$774,900 - 192 Tuscany Valley Green Nw, Calgary

MLS® #A2225975

\$774,900

4 Bedroom, 4.00 Bathroom, 1,710 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

An incredible opportunity to own a nearly new home in one of Calgary's most established and sought-after neighbourhoods - Tuscany. Built on one of the last parcels of land in the community, this home offers the unique benefit of modern construction in a mature, fully developed area. With nearly 2,500 square feet of beautifully finished living space across three levels, this meticulously maintained home offers 4 bedrooms, 3.5 bathrooms, three separate living areas, and a den or office, providing flexibility for work from home or a kids play area. The open concept main floor is centred around a timeless kitchen that's ideal for entertaining. It's finished with ceiling-height white upper cabinets, rich stained maple lowers, quartz countertops, a large island with bar seating, and a corner pantry for added storage. The kitchen has been upgraded with Black Stainless-Steel appliances, including a gas range, OTR microwave, and French door refrigerator. Resilient laminate flooring runs throughout the main level, making it perfect for families and those with pets. The kitchen opens directly to the dining and living areas, where a beautiful gas fireplace with new tile surround and wood mantel adds warmth and charm. A bright front den offers a private, sunlit space ideal for a home office or study. Upstairs, a central bonus room provides additional living space and separates the primary suite from the secondary bedrooms for enhanced privacy. The primary suite has a custom California



Closets walk-in and a newly renovated 4-piece ensuite featuring dual vanities and a stunning, fully tiled walk-in shower with 10mm glass. Two generous bedrooms and a full bathroom complete the upper level, along with new upper-floor laundry for convenience. The professionally developed basement adds additional living space, with an expansive rec room (16'6" x 17'10") featuring a bar, beverage cooler, and built-in storage, perfect for entertaining. A large fourth bedroom, a new 3-piece bathroom, and additional storage complete the lower level. Enjoy your morning coffee on the covered front porch with sunny southern exposure, or entertain guests on the oversized rear deck, which spans the full width of the home. A brand-new (22' x 24') double garage provides plenty of space for vehicles and storage. Set on a quiet, family-friendly street, this home offers the peace of mind of a new home with the unbeatable convenience of nearby schools, parks, pathways, and all the amenities that make Tuscany one of Calgary's most desirable communities.

Built in 2016

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2225975 |
| Price | \$774,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,710 |
| Acres | 0.07 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |

| | |
|--------|--------|
| Status | Active |
|--------|--------|

Community Information

| | |
|-------------|-----------------------------|
| Address | 192 Tuscany Valley Green Nw |
| Subdivision | Tuscany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3L 0A1 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Other |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Landscaped, Lawn, Level, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|-------------|----------------|
| Date Listed | June 3rd, 2025 |
|-------------|----------------|

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|----------------|------|
| Days on Market | 16 |
| Zoning | R-CG |
| HOA Fees | 303 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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