

# \$549,900 - 140 Tuscany Valley Rise Nw, Calgary

MLS® #A2219170

**\$549,900**

2 Bedroom, 2.00 Bathroom, 1,126 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

\*\*\* Open House: Saturday, May 17 from 11:00 - 1:00 \*\*\* Welcome to 140 Tuscany Valley Rise NW- a beautifully maintained 2 storey home in the heart of Tuscany. This home has been recently upgraded with new paint throughout, new main floor wide plank vinyl flooring, new SS appliances and new large hot water tank. As you enter the home - main floor welcomes you with open design floor plan flooded with natural light living room, kitchen with central island and corner pantry, and dining area with sliding door to the rear deck. Functional 2 pc bath tucked away by the stairs to the basement completes the main floor. 2 nd floor comes with spacious primary master bedroom with large windows and walk-in closet, another large bedroom, office space that can easily be converted to the 3rd bedroom and 4 pc main bathroom. Unspoiled very clean basement is roughed in for the additional bathroom, offers 9 ft ceilings, large window and washer and dryer near just replaced O/S hot water tank . North West backyard is fully fenced and offers raised, low-maintenance pressure treated wooden deck, huge graveled parking pad that can easily accommodate a large future double detached garage. This home is a rare find and the most affordable single family home in Tuscany- family oriented community with various schools, parks & playgrounds, Tuscany Market (Sobeys, Rexall, Starbucks, Esso, Banks), walking paths, Tuscany Club Community Center, 12 Mile Coulee Off Leash



Park. With easy access to Stoney Trail & Crowchild Trail it makes it a breeze to get DT or to the Mountains.

Built in 2005

### Essential Information

MLS® #	A2219170
Price	\$549,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,126
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	140 Tuscany Valley Rise Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0A1

### Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Alley Access, Parking Pad

### Interior

Interior Features	Bathroom Rough-in
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air, Natural Gas, Mid Efficiency

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Cement Fiber Board, Silent Floor Joists
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	12
Zoning	R-CG
HOA Fees	250
HOA Fees Freq.	ANN

## Listing Details

Listing Office	IQ Real Estate Inc.
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