

# \$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

**\*\*OPEN HOUSE - CANCELLED \*\*** 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

Date Listed	June 3rd, 2025
Days on Market	12
Zoning	R-CG
HOA Fees	303
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	Charles
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