

# \$630,000 - 117 Tuscany Drive Nw, Calgary

MLS® #A2260424

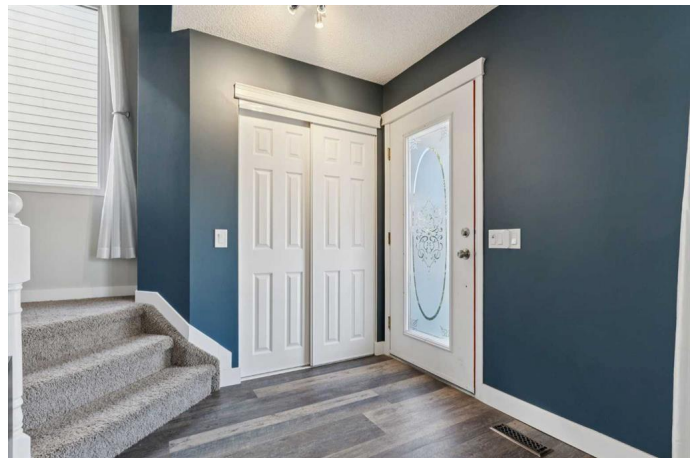
**\$630,000**

3 Bedroom, 3.00 Bathroom, 1,335 sqft

Residential on 0.08 Acres

Tuscany, Calgary, Alberta

Experience Tuscany living at 117 Tuscany Dr NW, where you will find a fully finished two-story home with a double garage situated in one of the city's most coveted communities. This home has been thoughtfully updated over the past few years, with newer flooring and a focus on outdoor spaces. The luxury vinyl plank flooring has rich, rustic tones running seamlessly throughout, offering a durable and stylish foundation ideal for families with children and pets. The curb appeal is amazing with lots of foliage and the south facing backyard has a covered patio to enjoy the garden and many fruit trees & shrubs. Head inside to find 3 bedrooms up, along with 2.5 baths, providing well-balanced living spaces for comfort and privacy. The heart of the home is a refreshed kitchen featuring stainless steel appliances including a gas stove, granite countertops, and spacious corner pantry. The kitchen island adds both practicality and elegance, complemented by a modern, cohesive design that flows beautifully into the living and dining areas. Every detail has been carefully considered to deliver a space that is as functional as it is inviting. Location highlights are equally compelling. Within minutes, you can stroll to the LRT, making city access a breeze. The neighborhood is blessed with natural beauty and recreational opportunities, including ravines, parks, and generous off-leash areas, offering endless possibilities for outdoor enjoyment. Educational facilities are



conveniently nearby, with top-rated schools close by, as is the community centre and a variety of shopping options, from everyday essentials to boutique experiences. The area is renowned for its family-friendly vibrancy, well-maintained parks, and a strong sense of community, making this location simply unbeatable.

This home has been lovingly updated to be a long-term haven, ready for you to move in and begin creating memories. It combines modern comforts with timeless charm, all set within a neighborhood that enhances everyday life and lifestyle alike. I invite you to experience the warmth, practicality, and unparalleled potential of 117 Tuscany Dr NW. Schedule a viewing to appreciate this exceptional property and the lifestyle it affords.

Built in 1997

**Essential Information**

MLS® #	A2260424
Price	\$630,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,335
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	117 Tuscany Drive Nw
Subdivision	Tuscany
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3L2C3

### **Amenities**

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 26th, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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