



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**270 TUSCANY VALLEY Drive, Calgary T3L2A6**

MLS®#: **A2162679**

Area: **Tuscany**

Listing Date: **09/12/24**

List Price: **\$625,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1995**

Finished Floor Area

Abv Sqft: **1,049**

Low Sqft:

Ttl Sqft: **1,049**

Lot Information

Lot Sz Ar: **4,068 sqft**

Lot Shape:

DOM

**7**

Layout

Beds: **4 (3 1 )**

Baths: **2.0 (2 0)**

Style: **Bi-Level**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Landscaped,Street Lighting**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**

Int Feat:

**Closet Organizers,High Ceilings,No Smoking Home,Open Floorplan,Recessed Lighting,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 13`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`10" x 11`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`8" x 8`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	
<b>3pc Bathroom</b>	<b>Lower</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 9`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`11" x 12`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 9`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`7" x 12`7"</b>
<b>Family Room</b>	<b>Lower</b>	<b>10`4" x 23`9"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1N**

**9511096**

Remarks

Pub Rmks:

**Welcome to your new family home! Situated on a desirable corner lot in the sought-after community of Tuscany, this beautifully updated 4-bedroom property is perfect for a young family ready to enjoy comfort and style. Step inside and be greeted by a modern kitchen, tastefully updated with two-toned cabinets, quartz countertops, and newer stainless-steel appliances—offering the perfect blend of functionality and flair for all your culinary creations. The main level features fresh paint and new luxury vinyl plank flooring, creating a bright and welcoming atmosphere throughout. Recently replaced windows on main level and exterior doors enhance both the aesthetic and energy efficiency, ensuring warmth and comfort even during the coldest months. The main floor is completed with an updated bathroom and three bedrooms. Downstairs, the fully finished basement provides the ultimate entertainment space, perfect for movie nights or game days. It also includes a 3-piece bathroom and an additional bedroom, ideal for guests or a home office. The furnace has been recently upgraded with UV light technology for cleaner air, and a newer washer and dryer set has been installed for added convenience. Outside, the charm continues with a south-facing backyard that's drenched in sunlight—ideal for outdoor living. Enjoy afternoons on the expansive deck and unwind in your very own hot tub. The large detached garage offers ample space for vehicles and storage, while the backyard provides plenty of room for kids to play and for hosting family BBQs. Additional upgrades include air conditioning for those warm summer days, a newer roof, and a fresh exterior update to the siding, adding to the home's great curb appeal. With its prime location, thoughtful updates, and family-friendly design, this home is ready to grow with your family, offering both relaxation and entertainment right at your doorstep!**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















