



THE
A-TEAM

**RE/MAX
FIRST**

13 TUSCANY VALLEY Green, Calgary T3L 2G6

MLS®#: **A2173538**

Area: **Tuscany**

Listing Date: **10/17/24**

List Price: **\$600,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Lot Information

Lot Sz Ar: **2,777 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,349**
Low Sqft:
Ttl Sqft: **1,349**

DOM

12
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Linoleum,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`10" x 16`7"
Dining Room	Main	15`1" x 9`2"
Family Room	Basement	17`11" x 8`7"
Flex Space	Basement	133`7" x 11`0"
Storage	Basement	7`10" x 6`5"
Bedroom	Upper	11`3" x 9`4"
4pc Ensuite bath	Upper	7`7" x 5`0"

Room	Level	Dimensions
Kitchen	Main	15`1" x 9`2"
Den	Basement	9`10" x 9`8"
Furnace/Utility Room	Basement	17`7" x 7`10"
Walk-In Closet	Upper	6`8" x 5`4"
Bedroom - Primary	Upper	14`3" x 10`11"
Bedroom	Upper	11`1" x 9`2"
4pc Bathroom	Upper	7`8" x 5`0"

2pc Bathroom

Main

5`7" x 5`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9813431

Zoning:
DC

Remarks

Pub Rmks: **Nestled in the highly desirable community of Tuscany, this beautifully updated 3-bedroom home offers both comfort and convenience. Known for its excellent schools, playgrounds, daycares, shopping plazas, and close proximity to the LRT station, Tuscany is the perfect place for family living. The main floor boasts a bright, open-concept design featuring a welcoming living room, a spacious dining area, and a stylish kitchen with quartz countertops, a modern mosaic backsplash, and a fresh 2023 facelift to the cabinets. On the second level, you'll find three generously sized bedrooms, including a master suite with a private ensuite. The entire second floor is equipped with upgraded triple-pane windows for enhanced energy efficiency and comfort. The fully finished basement offers a versatile recreational area, perfect for entertainment or relaxation. Additional features include central air conditioning and a recently added deck (2021), perfect for outdoor enjoyment. With a double detached garage and an array of recent updates, this home is move-in ready and offers a modern lifestyle in one of Calgary's most popular communities.**

Inclusions: **n/a**
Property Listed By: **MaxWell Canyon Creek**

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











