



THE
A-TEAM

**RE/MAX
FIRST**

212 TUSCANY VALLEY Way, Calgary T3L2A7

MLS®#: **A2195943** Area: **Tuscany** Listing Date: **02/20/25** List Price: **\$596,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1996**
Lot Information
 Lot Sz Ar: **3,261 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,619**
 Low Sqft:
 Ttl Sqft: **1,619**

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

Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Garden,Landscaped**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Courtyard,Garden,Private Entrance,Private Yard**

Construction: **Composite Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Closet Organizers,High Ceilings,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **9511096**

Remarks

Pub Rmks: **Welcome to Your New Home in Tuscany! Nestled in the heart of the desirable Tuscany community, this beautifully maintained 2-storey home is perfect for first-time**

buyers and growing families alike. Built in 1996 and lovingly cared for by its original owner, this home offers a bright, open layout with an abundance of natural light. The oversized main floor boasts multiple entertainment areas, ideal for hosting or relaxing with loved ones. Upstairs, you'll find two spacious bedrooms, two full bathrooms, and a stunning open-to-below office area—perfect for remote work or a cozy reading nook. The partially finished basement offers endless possibilities, allowing you to customize the space to fit your needs. Plus, you'll love being just minutes from shopping, parks, and scenic walking trails. Don't miss out on this incredible opportunity—schedule your showing today!

Inclusions:

Property Listed By:

N/A

Coldwell Banker Mountain Central

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





