130 Tuscany Valley Green NW

Calgary | Active | MLS® A2331180

$849,900









Bedrooms	Bathrooms	Year Built	Living area
6	**4**	**2006**	**2,144.15 sq. ft.**

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Listed by REMAX Innovations

A closer look

Welcome to 130 Tuscany Valley Green NW, where exceptional privacy and a beautiful green-space setting create a peaceful retreat in the heart of Tuscany. With no neighbours behind, this thoughtfully updated home offers tranquil views and over 3,000 sq. ft. of developed living space.

The main floor is highlighted by a renovated kitchen featuring quartz countertops, a quartzite island, updated appliances, a pantry and an existing gas hookup for the stove. The kitchen flows into the bright dining and living areas, where a stone-faced fireplace with a rich walnut mantel creates a warm focal point. Luxury vinyl plank flooring and Hunter Douglas blinds extend throughout the main living areas, while a separate office offers the ideal space to work from home.

Upstairs, you'll find three spacious bedrooms, including the primary suite with a four-piece ensuite. A large bonus room provides additional family living space and features built-in wall storage and powered Hunter Douglas blinds. Luxury vinyl plank flooring has also been added throughout most of the upper level.

The fully developed walkout basement offers three additional bedrooms, a three-piece bathroom and a versatile recreation room-ideal for a growing or multigenerational family.

Step outside to a truly private backyard oasis surrounded by mature landscaping and backing directly onto green space. The upgraded upper deck features vinyl decking, cedar and metal railings, and a built-in coffee bar overlooking the peaceful natural setting. The yard also offers multiple seating areas, a storage shed and custom-built outdoor furniture.

Additional highlights include central air conditioning and a heated attached garage. Notable updates include the furnace replaced in 2021, garage heater installed in 2023, hot-water tank replaced in 2024, updated flooring, and refreshed exterior trim and garage door.

Offering space, privacy and a rare connection to green space, this special Tuscany property is conveniently located close to schools, shopping, parks, pathways and community amenities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2331180
Bedrooms	6
Bathrooms	4
Year Built	2006

Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,144.15 sq. ft.
Main Level Finished Area:	972.56 sq. ft.
Upper Level Finished Area:	1,171.59 sq. ft.
Below Grade Finished Area:	998.19 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,230 sq. ft.
Lot Frontage:	36'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2006 (Age: 20)
Bedrooms:	6 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	3
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1

Plan:	0512922
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Heated Garage
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
HOA Fee:	$314.00
City Quadrant:	Northwest
Community:	Tuscany
Amenities:	None
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Custom wooden love seat and couch near back fence, including the cushions and covers

Restrictions:	None Known
Main Floor	Dining Room · 10' × 9' ·
Main Floor	Foyer · 9'2" × 6'11" ·
Main Floor	Kitchen · 15'7" × 8'7" ·
Main Floor	Living Room · 16'5" × 15'7" ·
Main Floor	Mud Room · 8'3" × 7'2" ·
Main Floor	Office · 10'11" × 10'6" ·
Upper Level	Bedroom · 11'9" × 11'2" ·
Upper Level	Bedroom · 11'5" × 10'6" ·
Upper Level	Bonus Room · 18'1" × 12'6" ·
Upper Level	Bedroom - Primary · 14'11" × 12'10" ·
Basement	Bedroom · 10'11" × 7'6" ·
Basement	Bedroom · 9'8" × 9'2" ·
Basement	Bedroom · 12'9" × 11'5" ·
Basement	Game Room · 15'7" × 12'1" ·
Basement	Furnace/Utility Room · 13'8" × 8'1" ·
Title to Land:	Fee Simple
Community Features:	Golf, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, High Ceilings, Pantry, Quartz Counters
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary

Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Aug 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/130-tuscany-valley-green-nw-calgary-a2331180/

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