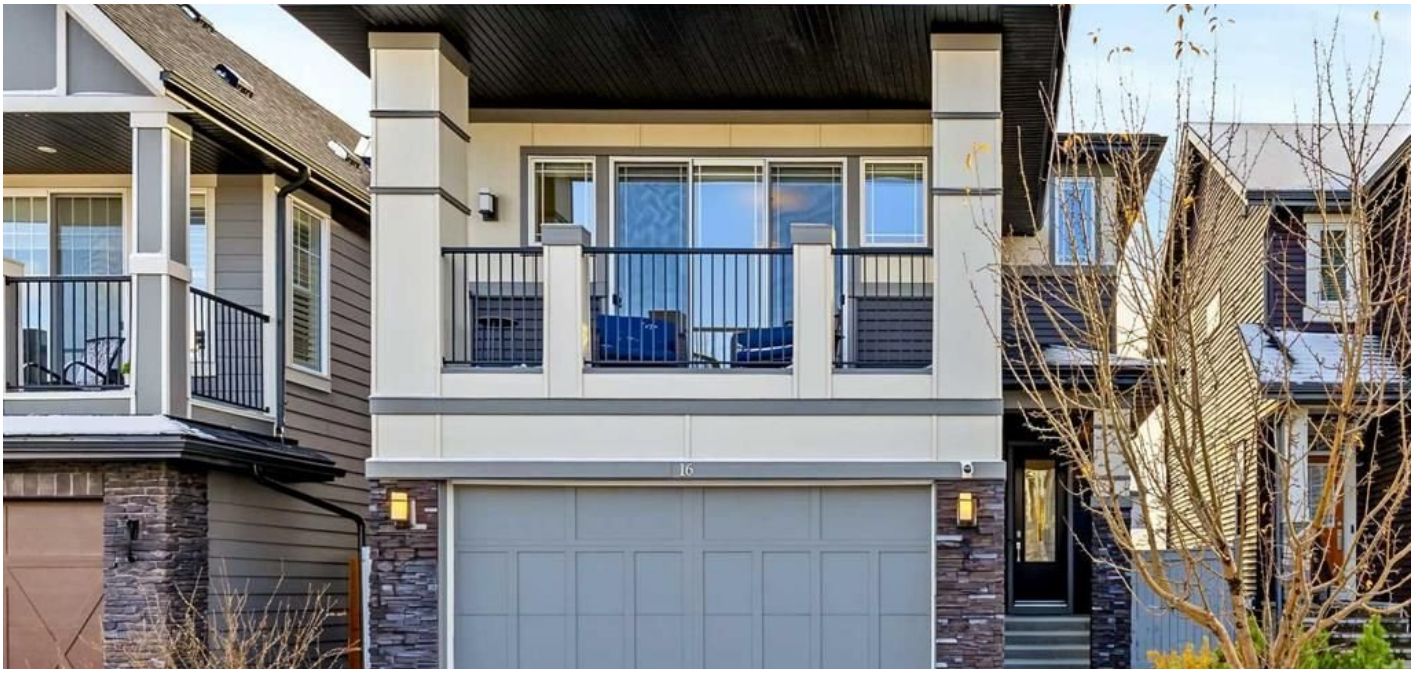
16 Tuscany Valley Grove NW

Calgary | Active | MLS® A2353568

$975,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2016**	**2,516.03 sq. ft.**

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Listed by Real Broker

A closer look

Welcome to 16 Tuscany Valley Grove NW, a former Albi Homes show home offering a distinctive blend of contemporary design, exceptional functionality and established-community living. Built in 2016, this Tevera model offers approximately 2,516 sq ft above grade in a striking four-level split design, with 3 bedrooms, 3.5 bathrooms and a fully finished basement.

The main living level is bright, open and thoughtfully designed for both everyday family life and entertaining. The contemporary kitchen features Dekton counters, a large central island, extensive cabinetry, built-in appliances and a generous walk-in pantry. The adjoining living area is anchored by a fireplace, while large windows, Hunter Douglas window coverings and open sightlines between levels create a sense of light, space and connection throughout the home.

A dedicated office provides an ideal work-from-home environment, while the upper levels continue the home's flexible family-focused design. The bonus area incorporates dual playrooms, offering separate spaces for children. The spacious primary retreat includes a well-appointed ensuite with dual sinks, freestanding tub, tiled shower and generous vanity space.

One of the home's most distinctive architectural features is the second-story front terrace, an inviting outdoor extension of the upper level and a rare feature in a conventional family home.

The fully finished basement adds another level of versatility with a recreation and gym area, plus a wet bar complete with wine fridge and a microgreens urban cultivator, creating a unique space for entertaining, wellness and everyday living. NOTE: A 4th bedroom is added in some Tevera Model Albi homes in the basement. Please see AI rendered photo 35 to see where the wall can be added.

Outside, the backyard is designed to be enjoyed, with a two-tiered composite deck, gas line for BBQ, fenced yard and irrigation system. Practical upgrades throughout the property include central air conditioning, a water softener, central vacuum, built-in Sonos speakers, and a boiler-heated attached garage, adding comfort and convenience in every season.

Located in the established northwest community of Tuscany, the home offers convenient access to parks, pathways, schools, recreation, community amenities, the Tuscany CTrain station, Crowchild Trail and Stoney Trail.

For buyers looking for a substantial family home with contemporary architecture, multiple living zones, thoughtful upgrades and a long list of features rarely found together, 16 Tuscany Valley Grove NW offers an exceptional opportunity in one of Calgary's most established northwest communities. Check out the 3D tour and schedule you tour today.

Property details

Status	Active

Prop. Type	Residential
MLS® Num	A2353568
Bedrooms	3
Bathrooms	4
Year Built	2016
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:	2,516.03 sq. ft.
Main Level Finished Area:	1,427.54 sq. ft.
Upper Level Finished Area:	1,088.48 sq. ft.
Below Grade Finished Area:	830.4 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,907 sq. ft.
Lot Frontage:	34'4¼"
Front Exposure:	Northeast
Levels:	4 Level Split
Total Rooms Above Grade:	9
Year built:	2016 (Age: 10)
Bedrooms:	3 (Above Grd: 3)

Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1612407
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Faces Front
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$313.76

City Quadrant:	Northwest
Community:	Tuscany
Amenities:	Clubhouse, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Appliances:	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Oven, Refrigerator, Washer, Window Coverings
Inclusions:	Built-in Microwave, Hood fan, Central Air Conditioner x 2, Wine refrigerator, Urban Cultivator Home Garden, Hunter Irrigation, Security Camera
Restrictions:	Utility Right Of Way
Main Floor	Den · 9'4" × 7'7" ·
Main Floor	Dining Room · 12'9" × 10'11" ·
Main Floor	Foyer · 9'3" × 7'11" ·
Main Floor	Kitchen With Eating Area · 16'4" × 16'3" ·
Main Floor	Living Room · 14'11" × 13'6" ·
2nd Floor	Family Room · 19' × 15'6" ·
2nd Floor	Storage · 6'4" × 6'3" ·
2nd Floor	Storage · 7'7" × 4' ·
3rd Floor	Bedroom · 11'6" × 10'1" ·
3rd Floor	Bedroom · 16'2" × 10'1" ·
3rd Floor	Laundry · 10'10" × 6' ·
3rd Floor	Bedroom - Primary · 19'7" × 13'10" ·
3rd Floor	Walk-In Closet · 10'10" × 8'5" ·
Basement	Other · 7'2" × 2'3" ·
Basement	Game Room · 23'3" × 14'9" ·
Basement	Storage · 17'11" × 9'3" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Exterior Features:	Balcony, Private Entrance, Private Yard
Patio And Porch Features:	Balcony(s), Deck, Patio
Lot Features:	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1N
Listed Date:	Oct 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/16-tuscany-valley-grove-nw-calgary-a2353568/

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