84 TUSCANY VALLEY Drive NW

Calgary | Active | MLS® A2349659

$665,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1997**	**1,125 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Stonemere Real Estate Solutions

A closer look

Open House SATURDAY(NOV 7)1:30-4:30 PM LOVINGLY MAINTAINED ORIGINAL ONE OWNER HOME ON A BEAUTIFUL CORNER LOT WITH AN OPEN VIEW! OVER 2,100 SF ON 2 LEVELS. VAULTED CEILINGS ON MAIN FLOOR. GREAT ROOM HAS 3 WAY FACING GAS FIREPLACE, CEILING FAN, LARGE PICTURE WINDOW PLUS SLIDING PATIO DOORS TO THE L-SHAPED DECK WITH AWNINGS. UPDATED WHITE KITCHEN CABINETS WITH GRANITE COUNTER TOPS. TOTAL 4 BEDROOMS AND 3 BATHROOMS. SPACIUS 23'x16' FAMILY ROOM IN LOWER LEVEL PLUS 2 BEDROOMS AND A 3 PIECE BATH. NEWER ASPHALT SHINGLES ON HOUSE/GARAGE, FURNACE, HOT WATER TANK, ELECTRONIC AIR FILTER AND WATER SOFTNER. LARGE 23'X23' DOUBLE HEATERD AND INSULATED GARAGE. THERE IS ALSO A LARGE CONCRETE PAD ROOM FOR A RECREATIONAL VEHICLE PLUS A CAR. 20 INCH WIDE SNOW BLOWER IS ALSO INCLUDED. EXCELLENT VIEW OF THE MOUNTAINS FROM THE COVERED 28'X17' DECK AND GREAT ROOM. SMOKE AND PET FREE HOME. JUST MOVE IN AND ENJOY...WHAT A BEAUTIFUL WAY TO LIVE!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349659
Bedrooms	4
Bathrooms	3
Year Built	1997
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:	Bi-Level
Total Living Area:	1,125 sq. ft.
Main Level Finished Area:	1,125 sq. ft.
Below Grade Finished Area:	1,039.9 sq. ft.

HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,434 sq. ft.
Lot Frontage:	51'10"
Front Exposure:	South
Levels:	Bi-Level
Total Rooms Above Grade:	6
Year built:	1997 (Age: 29)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	9711746
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Linoleum, Vinyl Plank
Cooling:	None
Fireplaces:	1

Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
HOA Fee:	$313.76
City Quadrant:	Northwest
Community:	Tuscany
Amenities:	None
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Gas Dryer, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings
Inclusions:	SNOW BLOWER
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Living Room · 21' × 11'3" ·
Main Floor	Dining Room · 11'8" × 11' ·
Main Floor	Bedroom · 10'4" × 8'11" ·
Main Floor	Kitchen With Eating Area · 13' × 11'7" ·
Main Floor	Bedroom - Primary · 12'5" × 11'2" ·
Main Floor	Foyer · 9'10" × 7'2" ·
Basement	Laundry · 13'8" × 9'9" ·
Basement	Bedroom · 10'8" × 9'9" ·
Basement	Bedroom · 11'3" × 9'9" ·
Basement	Family Room · 23'11" × 16'5" ·
Title to Land:	Fee Simple

Community Features:	Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Vaulted Ceiling(s)
Exterior Features:	Awning(s), Balcony
Patio And Porch Features:	Awning(s), Deck, Wrap Around
Lot Features:	Corner Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Oct 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/84-tuscany-valley-drive-nw-calgary-a2349659/

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