

# \$619,900 - 18, 10 Tuscany Valley View Nw, Calgary

MLS® #A2216580

**\$619,900**

2 Bedroom, 4.00 Bathroom, 1,497 sqft

Residential on 0.06 Acres

Tuscany, Calgary, Alberta

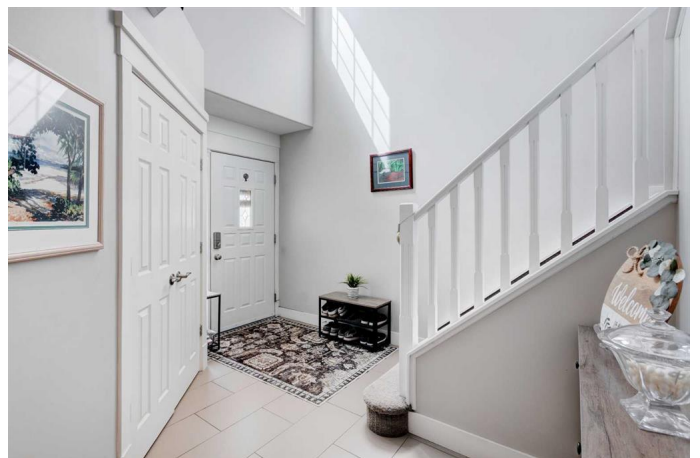
Beautiful Walkout Home Backing Onto  
Environmental Reserve in Desirable Tuscany

This fully developed 2-storey walkout offers three levels of elegant living space and an attached double garage, nestled in the sought-after community of Tuscany. Backing onto a serene environmental reserve, this home offers privacy and natural beauty, all while being close to top amenities – including Tuscany Club, Sobeys, schools, Crowfoot Centre, and public transit.

Step inside to a bright, open-concept main floor, featuring a spacious living and dining area, a gourmet kitchen, a half bath, and a convenient laundry/mudroom. The kitchen is a chef's dream, with a large granite island, walk-in pantry, and top-of-the-line appliances. French doors open onto a private deck – the perfect spot to enjoy morning coffee or evening sunsets with ravine views. The cozy living room fireplace adds warmth and charm.

Upstairs, you'll find two generously sized bedrooms, each with its own ensuite. The primary suite boasts a luxurious 5-piece ensuite, while the second bedroom includes a 3-piece ensuite, ideal for guests or family.

This home blends comfort, functionality, and a picturesque setting – an ideal choice for those looking to enjoy both nature and convenience.



Built in 1999

## Essential Information

MLS® #	A2216580
Price	\$619,900
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,497
Acres	0.06
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	18, 10 Tuscany Valley View Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2J6

## Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Rectangular Lot, Views, Waterfall, Environmental Reserve
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	495
HOA Fees Freq.	MON

## Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.