

\$554,900 - 48 Tuscany Valley Lane Nw, Calgary

MLS® #A2265422

\$554,900

3 Bedroom, 3.00 Bathroom, 1,220 sqft

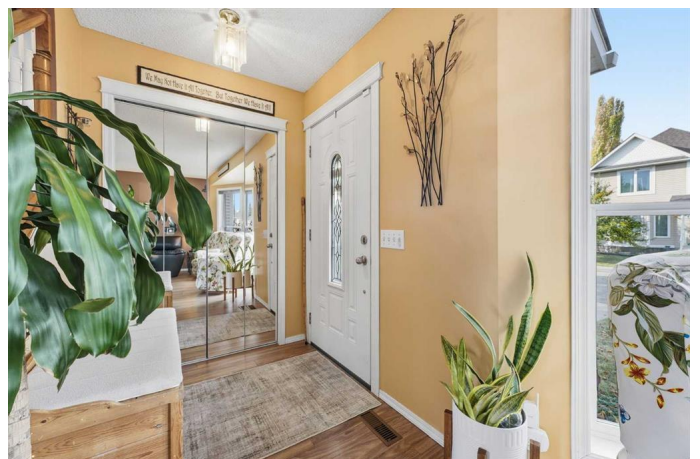
Residential on 0.08 Acres

Tuscany, Calgary, Alberta

Offered for the first time, this warm and bright 2-storey in Tuscany sits on a quiet street just steps from a park and offers over 1,700 sq. ft. of developed living space. The main floor features a welcoming living room with large windows, an eat-in kitchen with stainless steel appliances, convenient main floor laundry, and a half bath. Upstairs you'll find a spacious primary bedroom with a walk-in closet, two additional bedrooms, and a family bath. The basement expands your living space with a large rec room, office area, full bath, and a generous fourth bedroom (non-egress window). It's also double insulated for extra warmth and energy efficiency.

Outside, enjoy an oversized double garage (built in 2010) that's insulated, equipped with its own electrical panel, and ready for projects or extra storage. The tiered backyard offers a deck with gas BBQ hook-up, a stone patio with wiring for a future hot tub, and a lower firepit area. Mature trees, raspberry and blueberry bushes, and an eco-friendly yard treated only with compost tea add to the charm. The furnace was serviced in October 2025, and the hot water tank was replaced in 2019.

Tuscany is one of NW Calgary's most sought-after communities—close to schools, parks, pathways, shopping, the C-Train, and quick access to Stoney Trail. This home offers a fantastic opportunity to move in and enjoy



the space as it is, with room for your personal touch. Love it, style itâ€”just donâ€™t miss it.

Built in 1997

Essential Information

MLS® #	A2265422
Price	\$554,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,220
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	48 Tuscany Valley Lane Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2C3

Amenities

Amenities	Park, Playground, Recreation Facilities
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Oversized
# of Garages	2

Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Natural Woodwork, No Smoking Home, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s),

	Microwave, Refrigerator, Wall/Window Air Conditioner, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Dog Run, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Days on Market	7
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.