

# \$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

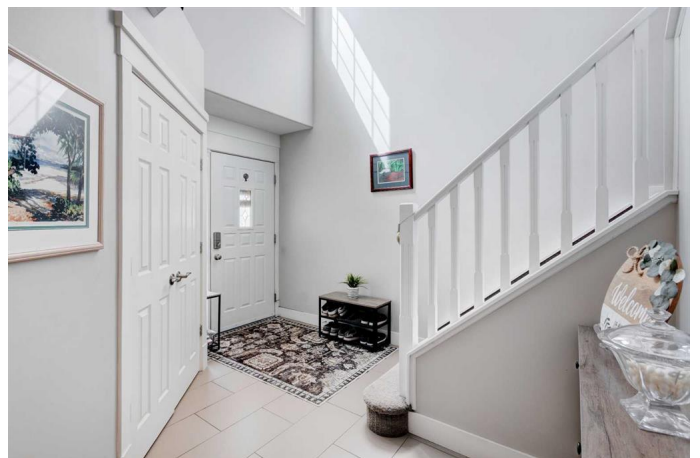
\*\*\*OPEN HOUSE from 2-4 pm on Saturday  
May 10, 2025\*\*\* Beautiful Walkout Home  
Backing Onto Environmental Reserve in  
Desirable Tuscany

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 â€” 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 chefâ€™s dream, with a large granite island, walk-in pantry, and top-of-the-line appliances. French doors open onto a private deck â€” the perfect spot to enjoy morning coffee or evening sunsets with ravine views. The cozy living room fireplace adds warmth and charm.

Upstairs, youâ€™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 â€” 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	Trash, Visitor Parking, Snow Removal
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, Environmental Reserve, Waterfall
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	10
Zoning	R-CG
HOA Fees	495
HOA Fees Freq.	MON

## Listing Details

Listing Office	Real Estate Professionals Inc.
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