

# \$968,888 - 53 Tuscany Valley Hill Nw, Calgary

MLS® #A2230978

**\$968,888**

4 Bedroom, 4.00 Bathroom, 2,182 sqft  
Residential on 0.20 Acres

Tuscany, Calgary, Alberta

This is IT! GIANT PIE LOT Backing to RAVINE & PATHWAY! 3150 SQ.FT. developed, Fully finished with total of 4 BEDROOMS & 3 & 1/2 baths! INCREDIBLE QUIET CUL-DE-SAC LOCATION steps from park, ravine pathway & pond along with 5 min. access to Schools, Tuscany Market shopping, Tuscany Club, & the C-train! This SOUGHT AFTER open plan OFFERS MAIN FLOOR DEN, VAULTED GREAT ROOM with Feature Fire place all open to upper BONUS ROOM. HARDWOOD FLOORS throughout Main floor & upstairs! Gourmet Kitchen with large eating bar island, GRANITE COUNTERS, STAINLESS STEEL appliances with GAS STOVE next to good sized dining area off LARGE two Tiered DECK set to entertain & enjoy the HUGE PIE LOT! FANTASTIC UPPER BONUS ROOM off beautiful open staircase & 3 good sized bedrooms including BIG Bright Master suite with vaulted ceiling! Gorgeous 5Pce. Ensuite Bath with double Vanities, Jetted tub & separate shower. Huge 10' Walk in closet as well. Fully finished down with Bedroom, full 4 pce. bath, & LARGE REC. ROOM & FAMILY ROOM. A DREAM Yard fenced & landscaped with Huge private DECK & spectacular location on the Pathway Ravine just up from pond & Playground Park! Additional items are it has new shingles from 6 years ago. New washer and dryer from three months ago, new water heater, new dishwasher and Microwave. An AMAZING FAMILY HOME waiting for an AMAZING family to make it Theirs!



Built in 2005

## Essential Information

MLS® #	A2230978
Price	\$968,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,182
Acres	0.20
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	53 Tuscany Valley Hill Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2K4

## Amenities

Amenities	Clubhouse, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), French Door
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, None
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot, Treed, Greenbelt
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	308
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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