

53 Tuscany Valley Hill NW
Calgary, Alberta

MLS # A2270505



\$929,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,152 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Gentle Sloping, Landscaped, Pie		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		
Inclusions:	None		

Stunning Family Home on Massive Pie Lot Backing Onto Ravine & Pathway in Tuscany! Welcome to this beautifully finished home tucked away on a quiet cul-de-sac in the highly desirable community of Tuscany. This exceptional property sits on a huge pie-shaped lot backing directly onto the ravine and pathway, just steps from parks, a pond, and minutes from schools, the Tuscany Market, Tuscany Club, and the C-Train. The open-concept main floor features a private den, a vaulted great room with a feature fireplace, and a gourmet kitchen with granite countertops, stainless steel appliances, a gas stove, and a large island with eating bar. The dining area opens onto a two-tiered deck, perfect for entertaining or enjoying the peaceful, expansive backyard. Beautiful hardwood flooring runs throughout the main and upper levels. Upstairs offers a spacious bonus room overlooking the great room, along with three generous bedrooms. The primary suite impresses with vaulted ceilings, a 5-piece ensuite featuring double vanities, a jetted tub, separate shower, and a 10' walk-in closet. The fully finished basement provides even more living space with a large recreation area, family room, fourth bedroom, and a full 4-piece bathroom—ideal for guests or teens. The exterior is fully landscaped and fenced, featuring a massive private deck and direct access to the ravine pathway—perfect for outdoor living and family fun. Recent upgrades include: new shingles (6 years ago), new washer and dryer (3 months old), new water heater, dishwasher, and microwave. This is an outstanding family home in one of Tuscany's most sought-after locations—offering comfort, style, and a beautiful natural setting. A must-see!