

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

## Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s) |
| 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, Greenbelt, Landscaped, Pie Shaped Lot, Treed |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Stone, Vinyl Siding                                                                    |
| Foundation        | Poured Concrete                                                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 63              |
| Zoning         | R-CG            |
| HOA Fees       | 308             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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