

# \$958,000 - 53 Tuscany Valley Hill Nw, Calgary

MLS® #A2254752

**\$958,000**

4 Bedroom, 4.00 Bathroom, 2,182 sqft

Single Family 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! (id:6289)



Built in 2005

## Essential Information

Listing #	A2254752
Price	\$958,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,182
Acres	0.20
Year Built	2005
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	53 Tuscany Valley Hill Nw
Subdivision	Tuscany
City	Calgary
Province	Alberta
Postal Code	T3L2K4

## Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Clubhouse, Party Room, Recreation Centre
Features	Cul-de-sac, Treed, French door, No Smoking Home, Parking
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

## Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete

## Listing Details

Listing Office      CIR Realty



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