

# \$929,900 - 53 Tuscany Valley Hill Nw, Calgary

MLS® #A2270505

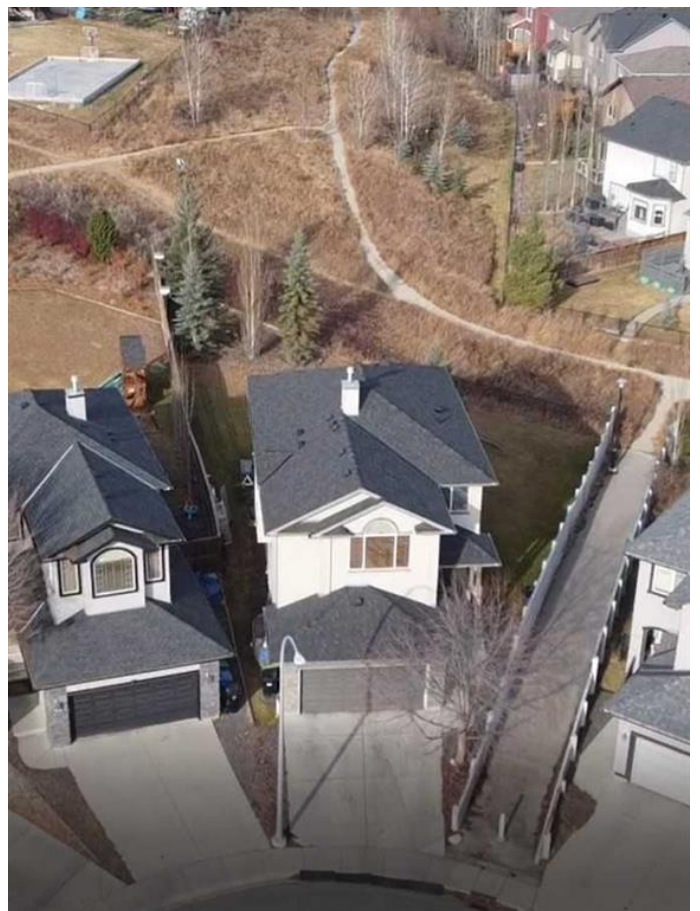
**\$929,900**

4 Bedroom, 4.00 Bathroom, 2,152 sqft

Residential on 0.20 Acres

Tuscany, Calgary, Alberta

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! OPEN HOUSE SUNDAY NOV 16TH 1:00-4:00!

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2270505    |
| Price          | \$929,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,152       |
| 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      | None                   |
| 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, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings                                                  |
| Heating           | Forced Air                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                   |
| Fireplaces        | Gas, Great Room                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full                                                                                                                                                |

## Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                 |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Gentle Sloping, Landscaped, Pie Shaped Lot |
| Roof              | Asphalt                                                                              |
| Construction      | Wood Frame                                                                           |
| Foundation        | Poured Concrete                                                                      |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 12th, 2025 |
| Zoning         | R-CG                |
| HOA Fees       | 308                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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