



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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53 Tuscany Valley Hill NW
Calgary, Alberta

MLS # A2230978



\$968,888

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		
Inclusions:	none		

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!