



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

780-831-7725  
jackadmin@gpremax.com

53 Tuscany Valley Hill NW  
Calgary, Alberta

MLS # A2254752



\$958,000

|             |                                                                                                                                                                     |            |      |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| 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!