

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

MLS® #A2270505

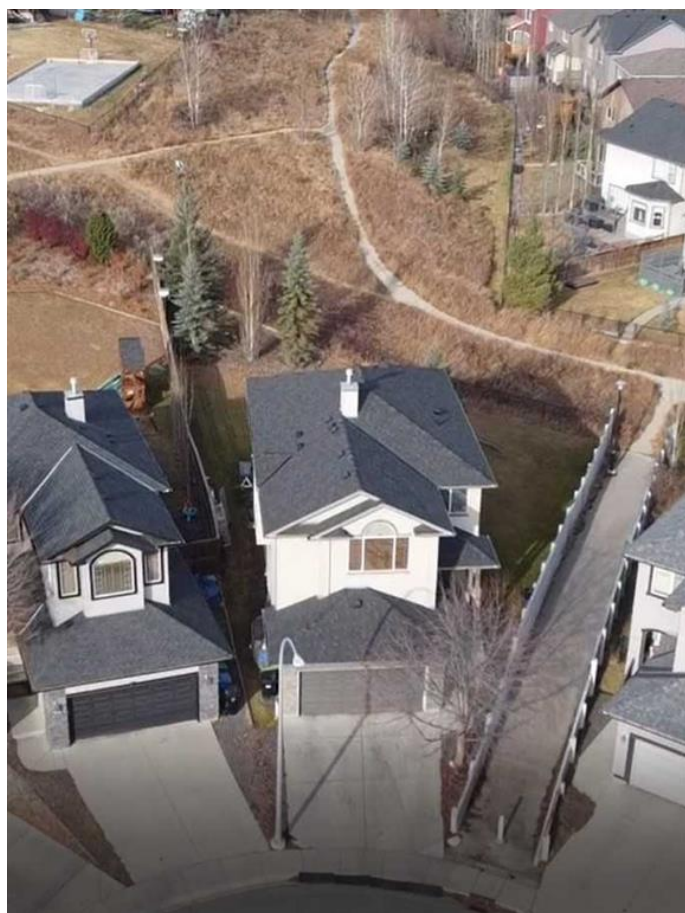
\$929,900

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
Days on Market	1
Zoning	R-CG
HOA Fees	308
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.