



53 Tuscany Valley Hill Calgary Alberta

\$968,888

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:6769)

Recreational, Games room 25.75 Ft x 25.33 Ft

Bedroom 11.17 Ft x 10.25 Ft

4pc Bathroom 7.42 Ft x 5.33 Ft

Furnace 14.50 Ft x 10.25 Ft

Foyer 12.17 Ft x 8.50 Ft

Den 11.17 Ft x 11.08 Ft

Great room 17.08 Ft x 13.08 Ft

Dining room 10.17 Ft x 9.75 Ft

Kitchen 13.75 Ft x 11.92 Ft

Laundry room 8.25 Ft x 7.92 Ft

2pc Bathroom 4.67 Ft x 4.67 Ft

Bonus Room 14.00 Ft x 13.00 Ft

Primary Bedroom 18.42 Ft x 13.67 Ft

5pc Bathroom 12.92 Ft x 12.50 Ft

Bedroom 11.25 Ft x 10.67 Ft

Bedroom 10.75 Ft x 9.92 Ft

4pc Bathroom 8.33 Ft x 5.00 Ft

Listing Presented By:



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