



**66 Tuscany Hills Point NW  
Calgary, Alberta**

**MLS # A2286376**



**\$819,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,047 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Greenbelt, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Stone, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Jetted Tub, Kitchen Island		

**Inclusions:** None

Situated on a quiet cul-de-sac with a massive, pie-shaped west-facing backyard, this home offers exceptional space, privacy, and an unbeatable location close to schools, the Tuscany Club, and everyday amenities. A welcoming entryway with soaring ceilings opens to a cozy sitting area and formal dining room—ideal for both daily living and special gatherings. The bright, well-appointed kitchen and eating area connect seamlessly, with patio doors leading to the backyard deck for easy indoor-outdoor living. The spacious family room is anchored by a gas fireplace and features a large picture window overlooking the backyard and adjoining green space, creating a peaceful place to relax. The main floor is thoughtfully designed with a powder room, laundry, and a versatile office or bedroom, perfect for guests, remote work, or multigenerational living. Upstairs, two sun-filled bedrooms each offer walk-in closets and share a 3-piece bathroom, ideal for children or teens. The generous primary suite provides a private retreat with a walk-in closet and a 4-piece ensuite featuring a jetted tub. The fully developed basement adds valuable living space with an additional family room, fifth bedroom, flex room, and a 3-piece bathroom—well suited for a media room, play area, home office, or guest suite. The expansive west-facing backyard backs onto pathways leading directly to the nearby nature reserve and ravine, just steps from the back gate, offering privacy and outstanding access to nature. A rare combination of space, light, location, and lifestyle—this is a home your family will love for years to come