



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

MLS # A2286376



\$819,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Stone, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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