



GRASSROOTS

REALTY GROUP

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**54 Tuscany Valley Rise NW
Calgary, Alberta**

MLS # A2293392



\$600,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,343 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

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

Inclusions: N/A

OPEN HOUSE Saturday May 9th Noon - 2pm. Discover your sanctuary in the heart of Tuscany with this beautifully updated two-storey residence. Tucked away on a tranquil, low-traffic street, this home offers an incredible opportunity for buyers seeking a blend of move-in-ready comfort and long-term value. The heart of the home features an airy, open-concept main floor illuminated by natural light. A sophisticated three-sided gas fireplace serves as a stunning focal point, seamlessly connecting the cozy living room to the expansive dining area and kitchen. The kitchen is a standout, equipped with a corner pantry, generous cabinetry, and a premium appliance suite—including a brand-new convection range (2025), dishwasher (2022), and modern refrigerator (2020). Double French doors lead you to a massive, refurbished sundeck designed for entertaining and summer relaxation. The landscaped yard includes built-in garden boxes for the green thumb and a convenient parking pad with ample space for a future garage. The upper floor hosts three oversized bedrooms, including a peaceful primary suite. This retreat was recently enhanced with high-efficiency triple-pane windows (2025) and features a private full ensuite. Nearly every corner of the interior shines with a fresh coat of contemporary paint, creating a clean and cohesive atmosphere. Below, the fully developed basement provides a sprawling recreation room anchored by a rustic wood-burning stove, a convenient two-piece bathroom, and a massive, dedicated laundry suite with integrated storage. Rest easy knowing the heavy lifting has already been completed. Key infrastructure updates include a new roof (2022), a new hot water tank (2022), and a well-maintained furnace with updated internal components—all managed by a modern Ecobee smart thermostat. With four

bathrooms in total and a location just steps from scenic pathways, local boutiques, and top-rated schools, and close to transit and main thoroughfares this property is the lifestyle upgrade you've been waiting for.