



GRASSROOTS
REALTY GROUP

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54 Tuscany Valley Heights NW
Calgary, Alberta

MLS # A2342179



\$585,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,322 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Private, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Propane BBQ, 3 televisions, speaker with basement TV, lawn tools, shovels, and lawn mower. Garage: storage shelves, hooks, and work tables.

Your first home can give you more room than you think - and this Tuscany home keeps finding ways to give you more. From the moment you arrive, this well-cared-for two-storey home delivers the space, convenience, and extras that make a first home feel like so much more. Located just steps from Eric Harvie School, with the middle school nearby, kids can walk to school from kindergarten through Grade 9. Transit is just a few steps from the house, with the Tuscany C-Train station only a 15-minute walk away. Parks, pathways, and the Tuscany Club are close by, while Tuscany Market puts groceries, shops, medical offices, a pub, gas station, food, and banking within walking distance. Inside, the bright main floor centers around a large kitchen with plenty of workspace, a central island, and a large window over the sink. The kitchen opens to the dining area and living room, creating an inviting space for everyday life and entertaining, with a convenient half bath completing the main level. Upstairs, three bedrooms include a spacious primary with a walk-in closet and private ensuite, plus a full family bathroom. The finished basement adds even more flexibility, with an open recreation area for a TV room, play space, home office, or gym, along with a fourth bedroom and laundry room with a deep sink. Finished in 2017, it gives you even more room to grow. Outside, a full front porch, mature tree, and established flowerbed create a welcoming first impression. The landscaped backyard features a stone patio and an oversized 540 sq ft double detached garage built in 2023. The roof was replaced in 2015, and the home has been well cared for and is move-in ready. Even some of the extras are taken care of - three TVs, BBQ, lawn mower, lawn tools and shovels are included. With quick access to major routes for heading downtown, across the city, or west toward the

mountains, this is a home that truly gives you more: more space, more convenience and more of what makes everyday life easy. Welcome home to Tuscany.