



**52 Tuscany Valley Grove NW  
Calgary, Alberta**

**MLS # A2289118**



**\$999,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,527 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** Main floor TV, Bonus room TV bracket, Gem stone lighting

Welcome to this beautifully designed home located on a quiet cul-de-sac in the final phase of Tuscany where abundant natural light, open-concept living spaces, and refined finishes come together to create an atmosphere of effortless comfort and modern elegance. From the moment you step inside, you're greeted by a bright front entrance with a charming dining room perfectly positioned at the front of the home. Large windows invite in natural light, complemented throughout the home by Hunter Douglas blinds that add both style and privacy. This property is thoughtfully upgraded with built in speakers, a high-efficiency furnace, upgraded hot water tank, water softener, and a built-in irrigation system. Gemstone exterior lighting enhances curb appeal and provides customizable, year-round ambiance for every occasion. At the heart of the home is a stunning chef-inspired kitchen. Quartz countertops, ceiling-height cabinetry, and sleek stainless steel appliances create a sophisticated yet highly functional space. The gas range stove is perfect for culinary enthusiasts, while the large central island with breakfast bar seating offers plenty of room for casual meals, entertaining, or gathering with family and friends. A convenient butlers pantry connecting to the walk-through pantry provides abundant storage and seamless access. Adjacent to the kitchen, the bright eating nook offers a welcoming space for everyday dining and opens directly onto the back deck—perfect for indoor-outdoor living. The kitchen flows seamlessly into the spacious living room, where a beautiful gas fireplace with stone surround serves as a cozy focal point. This open-concept layout connects the living room, dining spaces, and kitchen, creating an ideal environment for both entertaining and everyday life. Step outside to enjoy the spacious backyard—an inviting

retreat with plenty of room for children, pets and gardening. Completing this main level is a 2pc powder room. Upstairs, you'll find a thoughtfully designed upper level featuring a convenient laundry room and a skylight that fills the space with natural light. The large primary bedroom is a true sanctuary, offering stunning views of downtown. The luxurious 5-piece ensuite includes a dual vanity, soaking tub, stand-alone shower, and a generous walk-in closet. Two additional well-sized bedrooms share a modern 3-piece bathroom, making this level perfect for families or guests. A spacious bonus room with large windows provides flexible living space—ideal for a media room, playroom, or home office. The full, unfinished basement features 9 foot ceilings and endless possibilities. With large, bright windows and walk-out access to a lower-level patio, this space is ready to be customized to suit your individual needs—whether you envision a home gym, recreation area, additional bedrooms, or a secondary living space. This home offers the perfect balance of style, comfort, and future potential—all in a thoughtfully designed layout that truly has it all.