



**GRASSROOTS**  
REALTY GROUP

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**130 Tuscarora Close NW**  
**Calgary, Alberta**

**MLS # A2215900**



**\$779,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,771 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Pie Shape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	High Ceilings, Kitchen Island, Open Floorplan		

**Inclusions:** Backyard Shed

Welcome to your dream home in the heart of Tuscany, one of NW Calgary's most sought-after communities! This well-maintained 4-bedroom detached home with a front-attached garage backs onto stunning walking trails, offering privacy, nature, and a true sense of tranquility. The bright and spacious open-concept main floor features a functional layout perfect for everyday living and entertaining. The kitchen flows effortlessly into the dining and living areas, making it the heart of the home. Upstairs, you'll find a bonus room ideal for a family lounge, home office, or playroom, along with generously sized bedrooms with walk in closets, a primary bedroom ensuite and another full bathroom. The fully finished basement includes two additional bedrooms and a full bathroom — perfect for teenagers, guests, or extended family — while still offering ample storage space. Enjoy everything this family-friendly community has to offer, with easy access to Stoney Trail, nearby schools, parks, and shopping just minutes away. Don't miss out on this move-in ready home in a prime location that truly has it all!