



**GRASSROOTS**  
REALTY GROUP

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**166 Tuscarora Close NW**  
**Calgary, Alberta**

**MLS # A2226611**



**\$779,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,088 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** N/A

LOOKING FOR ONE OF THE BEST HOMES ON ONE OF THE BEST STREETS IN HIGHLY SOUGHT AFTER COMMUNITY OF TUSCANY? UNOBSTRUCTED MOUNTAIN VIEWS? SOUTH BACKYARD? SEPARATE ENTRANCE TO THE BASEMENT? You have found the perfect home for your family. This delightful 2-storey home is BRIGHT AND OPEN with LARGE WINDOWS THROUGHOUT ALLOWING NATURAL SUNLIGHT TO PERMEATE from THE SOUTH FACING REAR WINDOWS. This home has so many delightful features including gorgeous hardwood on the main floor, richly stained cabinets, luscious granite countertops with breakfast bar in the kitchen, sleek stainless steel appliances, MODERNIZED KITCHEN, LOTS OF STORAGE SPACE, and ideal floorplan featuring kitchen nook, separate dining room, living room with STONE FACING GAS FIREPLACE AND MIRROR ABOVE MANTLE GIVING THE HOME AN EXECUTIVE-POSCHÉ FEELING. Upstairs you will find a HUGE Bonus Room with vinyl plank flooring, 3 beautiful family-sized bedrooms, Primary Master bedroom with a generous ensuite, and upgraded finishing like rounded corners, knock-down textured ceilings, updated lighting, and just an OVERALL SENSE OF PRIVACY AND COMFORT. MILLION DOLLAR MOUNTAIN VIEWS FROM THE SOUTH FACING SUNNY LOT, AND MASSIVE REAR DECK. Must see to truly appreciate this STUNNING HOME - ready to move in before school starts.