



GRASSROOTS
REALTY GROUP

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130 Tuscarora Close NW
Calgary, Alberta

MLS # A2229647



\$749,000

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

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

Inclusions: None

**** OPEN HOUSE: Saturday, June 28th 10am-12pm **** Welcome to this beautifully updated detached home nestled in the highly sought-after community of Tuscany. With a functional layout featuring 2 bedrooms plus a bonus room upstairs, and 2 additional bedrooms in the fully developed basement, there's plenty of space for families, guests, or a home office setup. Step inside to discover a recently renovated kitchen with modern finishes, perfect for cooking and entertaining. The open-concept main floor flows seamlessly to a large deck, ideal for summer BBQs or relaxing with your morning coffee. Enjoy the convenience of a front-attached garage and a built-in vacuum system, making daily life effortless. Outdoor lovers will appreciate quick access to bike trails, 12 Mile Coulee, and a popular off-leash dog park—plus it's just a 10-minute bike ride to the river! Located close to great restaurants, shopping, and top-rated schools, this home offers both tranquility and easy access to all amenities. Don't miss your chance to live in one of Calgary's most desirable neighborhoods—book your showing today!