



**GRASSROOTS**  
REALTY GROUP

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**150 Tuscarora Way NW**  
**Calgary, Alberta**

**MLS # A2232332**



**\$699,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,615 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<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, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Ring or camera, swing set, sandbox, greenhouse, garden, rain barrels, TV wall mount, mini fridge downstairs. Blinds on windows

Modern, Open & Bright Family Home in the Heart of Tuscany! Welcome to this beautifully updated, move-in-ready home on a quiet street in the highly sought-after, family-friendly community of Tuscany. Step inside to a spacious and functional mudroom, complete with coat hooks, shoe rack, and corner closet—perfect for keeping everything organized. The bright, open-concept main floor is designed for both entertaining and everyday living, featuring luxury laminate flooring and an abundance of natural light. The stylish kitchen is equipped with quartz countertops, mosaic tile backsplash, a central island, and a generous walk-in corner pantry. Extended cabinetry into the dining area offers excellent storage. From the dining space, step out to the backyard deck—ideal for summer BBQs and outdoor dining. The cozy living room centers around a gas fireplace with a wood mantle and beautiful Brick-faced surround, creating a warm and inviting atmosphere. Upstairs, a spacious bonus room with a storage closet offers versatility as a 4th bedroom, home office, or playroom, all while enjoying south-facing mountain views. The primary suite includes a large walk-in closet and private 4-piece ensuite. Two additional bedrooms and a refreshed 4-piece bath with quartz counters and modern tile complete the upper level. The fully finished basement features a large family room, an additional bedroom, a stylish 3-piece bath with glass surround stand up shower, and a well-designed laundry/storage area. Step outside to a beautifully landscaped, family-friendly backyard complete with a swing and slide set, a sandbox, a raised vegetable garden, and a greenhouse for homegrown produce. There's plenty of grassy space for kids to play and room to relax or entertain. Rain barrels offer an eco-friendly watering solution for garden enthusiasts. Additional features include a newer roof, new

furnace and central A/C Unit INSTALLED IN 2023, ring doorbell camera, and full access to the Tuscan Club, with year-round amenities like a splash park, skatepark, tennis courts, skating rinks, and more. Enjoy the convenience of being just a short walk to the C-Train, with quick access to schools, parks, shopping, and major roadways. An exceptional opportunity to own a stylish, well-maintained home in one of NW Calgary's most desirable communities—don't miss it!