



GRASSROOTS
REALTY GROUP

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34 Tuscarora Way NW
Calgary, Alberta

MLS # A2243052



\$800,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,928 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Many T		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)		

Inclusions: free standing cabinets in garage, garden shed

Beautiful Walkout Home in the Heart of Tuscany! Nestled in one of Calgary's most sought-after communities, this well-appointed home offers easy access to Stoney Trail, Crowchild Trail, and the mountains, while being just minutes from the Tuscany Club, LRT station, top-rated schools, shops, parks, scenic walking paths, and a licensed daycare. The main floor features an open-concept layout with a cozy living room complete with gas fireplace, a bright island kitchen with a corner pantry, and formal dining area. Adjacent to the eating nook are patio doors leading to the elevated south-facing deck. A convenient main floor laundry area and powder room complete this level. Upstairs, you'll find a rare and functional layout with a spacious vaulted natural light filled family room with skylights centered between the primary bedroom and additional bedrooms, providing desirable privacy and separation. Two skylights flood the upper level with natural light. The fully finished walkout basement includes a generous recreation room with access to the lower patio. Also on this level is a fourth bedroom, den, and a 3-piece bathroom—ideal for multi-generational living, a home gym, or office space. The front and backyard are beautifully landscaped and feature mature trees (including fruit bearing), flowering shrubs, and a fountain, providing a peaceful oasis feel. This home is perfect for families and investors alike. The walkout basement offers excellent potential for a future secondary suite, subject to City of Calgary approval. Move-in ready and full of charm—book your showing today and make this home yours!