



GRASSROOTS
REALTY GROUP

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35 Tuscarora Way NW
Calgary, Alberta

MLS # A2256871



\$649,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,601 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Recreation Facilities, Sauna, See Remarks, Separate Entrance		

Inclusions: N/A

Welcome to this beautifully refreshed 2-storey house with a front attached double garage, perfectly tucked away on a quiet street in one of Calgary's most desirable communities - "TUSCANY". ~~~Step inside to discover a bright, open layout with brand new waterproof vinyl flooring, plush new carpet, modern lighting, pot lights, a new hood fan, fresh designer paint, and a brand new fridge. The kitchen flows seamlessly into the cozy dining and living areas, making it perfect for family gatherings or entertaining guests. Step right outside to the oversized deck—a true highlight for summer BBQs, outdoor dining, and year-round relaxation. ~~~ Upstairs, 3 spacious bedrooms plus a versatile bonus room, or optional 4th bedroom —ideal for a home office, playroom, or media space. The primary suite offers its own private ensuite, while another full bath and a half bath serve the rest of the home with ease. Other recent upgrades include a new roof (2022), giving you peace of mind for years to come. Located just minutes to schools, parks, shopping, transit, and with quick access to both Crowchild Trail and Stoney Trail, this home offers unbeatable convenience and lifestyle. Don't miss this opportunity to own a warm, updated home in family-friendly Tuscany—book your private showing today!