



**GRASSROOTS**  
REALTY GROUP

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**20 Tuscarora Place NW**  
**Calgary, Alberta**

**MLS # A2261026**



**\$749,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,879 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot, Street Lighting, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters		

**Inclusions:** Garage door opener has 1 remote, TV bracket in primary bedroom, storage shed

Nestled in the welcoming community of Tuscany, this beautifully updated home at 20 Tuscarora Place offers a perfect blend of modern comfort and exceptional convenience. You'll enjoy easy access to public transportation, the C-Train, Stoney Trail, and all the local amenities Tuscany has to offer. Step inside to be greeted by stunning hardwood floors and a versatile flex room at the entry, ideal for a formal dining area or home office. The heart of the home is the extensively updated kitchen, boasting new cabinetry, upgraded stainless steel appliances, and elegant granite countertops. This flows seamlessly into a spacious living room, anchored by a cozy gas fireplace. Upstairs, a large bonus room provides the perfect space for family movie nights. The generous primary bedroom easily accommodates a king-size bed and features a large walk-in closet and an updated three piece en-suite with a custom tiled shower. Two additional well-proportioned bedrooms and a fully renovated four piece main bathroom complete this level. The fully finished lower level adds valuable living space with a fourth bedroom and a large recreation room, perfect for entertainment. Outside, your private backyard is an oasis for family, friends, and pets, featuring a large deck, a fire pit for evening gatherings, and a sizable shed for extra storage. This move-in-ready home is not only beautiful but also smartly updated, with recent replacements including the furnace, hot water tank, majority of windows, garage door opener and the welcome addition of central air conditioning. This is a fantastic opportunity to own a fully featured home that is ready for you to simply unpack and enjoy.