



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

78 Tuscarora Close NW
Calgary, Alberta

MLS # A2262124



\$739,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,690 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Few Trees		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: All tv mounts

OPEN HOUSE SATURDAY OCTOBER 18TH 2PM TO 4PM! This beautifully maintained home in the desirable community of Tuscany offers a bright and open main floor that seamlessly blends the living, dining, and kitchen areas into a covered outdoor pergola space, perfect for entertaining or everyday living. Rich hardwood floors flow through the main living areas and are complemented by high-end trim, crown moulding, and stately columns, while an elevated stone tile gas fireplace adds warmth and character. The elegant white kitchen features a built-in wine and coffee bar, breakfast bar, corner pantry, a full appliance package including a new dishwasher, and stunning tile finishes with mosaic backsplash and oversized modern floor tiles, all enhanced by large windows that flood the space with natural light. Upstairs, the spacious primary suite offers a huge walk-in closet and a sleek ensuite finished with dark tile, glass shower enclosure with a rainfall showerhead, double sinks, ample cabinetry, and a built-in medicine shelf. Two additional bedrooms are generously sized, making them ideal for children, guests, or home office setups. The main floor also includes convenient laundry with a new washer and dryer. The fully developed basement expands your living space with another full living room, bedroom, a full bathroom, and multiple storage areas. Outside, the backyard is a true highlight—featuring an expansive deck with a BBQ gas line, established flower beds, and a covered pergola perfectly suited for outdoor dining or creating your own private oasis. A double attached garage adds plenty of storage and parking. Located just a few steps away from Tuscarora Place playground, scenic walking trails, and a dog park, and with quick access to schools, shopping, and major commuter routes, this home offers the perfect blend of comfort, elegance, and

convenience.