



**GRASSROOTS**  
REALTY GROUP

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**70 Tuscarora Close NW**  
**Calgary, Alberta**

**MLS # A2283059**



**\$724,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,825 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, Low Maintenance L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	Bookcases, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows		

**Inclusions:** Water Softener-Rough in

Welcome to this immaculate & beautifully updated 4-bedroom, 3.5-bathroom family home, offering over 2,569 sq. ft. of developed living space. Pride of ownership is evident in this home, perfectly positioned on a quiet street in family-friendly Tuscany. Step inside to be greeted by a spacious foyer, leading to a bright, open-concept main level with gleaming laminate floors. The functional kitchen features stainless steel appliances, a central island, additional storage, & a pantry, making it perfect for hosting family & friends. The spacious living room with a cozy gas fireplace & built-in shelves, is ideal for everyday family living & entertaining. Those working from home will appreciate the main-floor office/den, a private space for staying productive. A bright breakfast nook, laundry room, & half bath complete the main level. Upstairs, the master bedroom is impressively spacious! It includes a walk-in closet & luxurious ensuite with a heated floor. Two generous bedrooms come with a beautifully updated bathroom. The bonus room was converted into a fourth bedroom with a closet & door. It can easily be reversed if your family's needs change. The fully finished basement expands your living space, offering a large family room with a stunning electric fireplace, storage, & full 3-piece luxurious bathroom. The basement looks new & is one of the home's highlights. Step outside to your oversized, low-maintenance backyard with a big deck, new grass, lilac, & cherry bushes. It's perfect for BBQs, playtime, & family gatherings. The oversized garage adds functionality & comfort. This home boasts extensive upgrades including: newer roof (2015), new grass/landscape (2020), all bathrooms exquisitely renovated: new toilets, sinks, bathtubs/shower stands, tile, flooring, light fixtures, shower heads/faucets (2019), all windows & doors replaced (2020), furnace (2022), basement fully finished with 3

layers of insulation, wall heater, pot lights, all PolyB piping replaced (2022), updated deck & fence (2022), hot water tank (2023), pot lights in the family room (2023), fresh paint (2026), rough-in for water softener. With its exceptional location close to shopping, schools, parks, playgrounds, and major highways, this is a home you'll be proud to call your own. Don't wait, call today to view this home, a true gem, ready for you to move in and enjoy!