



**59 Tuscarora Crescent NW
Calgary, Alberta**

MLS # A2292614



\$638,800

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,722 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, No Back Lane, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: 2nd fridge in garage, heater in garage (never used) also included. Only 1 garage remote. Appliances in working order but AS IS; central vacuum has not been used by seller As IS; and all blinds in AS IS condition (blind in primary does not work).

OPPORTUNITY KNOCKS! Over 2100 sqft of total development on a choice crescent location with a sunny west backyard. Well built "Shane" home in original condition and ready to upgrade and personalize to your liking. Popular open main floor plan which is great for family and entertaining. Main floor offers a private 1/2 bath, comfortable great room with cozy gas fireplace trimmed in stone and a picture window to enjoy the view into the yard and a peak at the mountains. The kitchen has a flat-top center island and a step-in pantry. Full size dining nook that accommodates a table for 6, and has a garden door to the 2-tiered 15'x14' deck. Spacious front entry and closet with access into the double attached garage which is drywalled & insulated, heated (heater never used). The upper level has a large bonus room, 4 pc bath, 2 bedrooms, plus the primary bedroom with a step-in closet and 3 pc ensuite. The lower level offers a family room, 4th bedroom, 3 pc bath, utility & storage room. Upgrades include: gas line for the BBQ, roof shingles approx. 10 years old, newer hot water tank and some Low-E windows. Mature landscaping and playfort for the kids in the private backyard. Excellent location in the heart of the community, close to elementary school, ravine pathways and quick access to Stoney Trail. Great home! Great value! Property has been priced to allow for cosmetic upgrades. New RPR on order. Long-time family home; seller is downsizing - June 1 possession preferred. No HOA fee, but owners can join The Tuscany Club Association if they want to.