



**42 Tuscarora Way NW
Calgary, Alberta**

MLS # A2298489



\$898,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,025 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Low Maintenance Landscape, Pie Shaped		

Heating:	Fireplace Insert, Forced Air, Natural Gas, See Remarks, Solar	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Dryers (2), Washers (2), Refrigerators (2), Wardrobe In Basement Bedroom		

METICULOUSLY RENOVATED | 1-BEDROOM ILLEGAL WALKOUT SUITE | SOLAR PANELS | WALK TO THE LRT! Beautifully renovated from top to bottom, this exceptional home offers stunning mountain views and a standout blend of style, flexibility and everyday livability in one of NW Calgary's most loved communities. With over 2,850 sqft of thoughtfully updated living space, a 1-bedroom illegal walkout basement suite and solar panels to help offset utility costs, this property truly stands apart. Tuscany is known for its pathways, parks, schools, resident amenities, walkability to the LRT, the restaurants and shops at Tuscany Market and its strong sense of community. Designed for comfortable family living, the home feels both polished and practical from the moment you step inside. A bright front entry opens to the spacious dining area, thoughtfully opened to the kitchen to enhance light and connection throughout the main floor. The kitchen is a true highlight, featuring full-height custom cabinetry, a large island with seating, space for a breakfast table, quartz countertops, undermount composite sink, contemporary stacked tile backsplash, pendant lighting and new stainless-steel appliances including a 5-burner gas stove, chimney hood fan and built-in microwave. The main level also offers a bright living room with a gas fireplace overlooking the deck and yard, spacious laundry room with new cabinets, a half bath and access to the double attached garage. Upstairs, the layout is ideal for families with a large bonus room accented by a unique loft-style window feature, a serene primary retreat with bay windows, walk-in closet and a beautifully renovated 4-piece ensuite with a large vanity, oversized shower and soaker tub, plus two additional generously sized bedrooms and another renovated 4-piece bathroom. The bright walkout basement features an illegal

1-bedroom suite with a brand-new kitchen with an island, dinette area, full-height cabinetry and stainless-steel appliances, a spacious living room, large bedroom with included wardrobe, renovated 4-piece bathroom, separate laundry and a storage room. Outside, the home continues to impress with a sun-filled and treed backyard that is welcoming and easy to enjoy. Stone terracing, a massive covered stamped concrete patio with full soffit and lighting, new concrete stairs and side walkway, and a new oversized upper deck with custom railing and textured Duradek flooring create a setting that works beautifully for morning coffee, family time and outdoor gatherings. Additional upgrades include 15 solar panels with 6.08 kW capacity, in-floor heating in the ensuite, LED touch-sensor mirrors in the ensuite and basement bathrooms, gorgeous single-plank laminate flooring, new trim, hardware, lighting and carpet throughout, quartz counters and vanities, basement baseboard heaters, window coverings, drywalled and insulated garage, newer shingles (2022) and more. Thoughtfully designed and beautifully finished, this is Tuscany living at its best.