



**166 Tuscarora Close NW  
Calgary, Alberta**

**MLS # A2300452**



**\$739,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Tuscany                |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 2,085 sq.ft.           | <b>Age:</b>   | 1997 (29 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |                                 |                   |      |
|--------------------|---------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Laminate, Tile, Vinyl | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding                    | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar                   |                   |      |

**Inclusions:** N/A

Elegance meets Practicality in this thoughtfully designed home. For the discerning buyer, this home has nice curb appeal, sits on an elevated lot with sunshine basement, has a wider double garage to easily accommodate 2 automobiles. The main floor features a living room with stone-facing gas fireplace to cozy up on chilly nights, while the south facing kitchen and dining room are so bright they will just light up every day and you will get to WITNESS THE STUNNING MOUNTAIN VIEWS EVERYDAY! The upgraded kitchen cabinets feature solid oak doors, granite countertops, sleek stainless appliances, and a sizeable pantry. With its nicely appointed finishings and elegant hardwood flooring throughout the main floor living areas, this home is designed to SATIATE ALL YOUR FAMILY NEEDS. Upstairs you have a KING SIZED FAMILY ROOM with nice open views, 3 good sized bedrooms (master has separate closet from bathroom and a privacy door for the ensuite washroom). The details matter and this home has many curated details so all your needs are fulfilled! The basement is developed with 2 bedrooms (windows may not pass egress with current code), and a full 4-piece bathroom, large family room so you can watch movies or chill out on hot summer days. The EXPANSIVE REAR YARD HAS A MASSIVE DECK FOR YOUR SUMMER PARTIES AND OUTDOOR ENTERTAINMENT! Relax and soak up the sun on the south-facing deck, where you will find TRUE RELAXATION WITH THE PICTURESQUE MOUNTAIN AND VALLEY VIEWS to the south and west. WALKING DISTANCE TO THE PARKS, TUSCANY SHOPPING DISTRICT WHERE YOU WILL FIND STARBUCKS, SOBEY'S AND A SELECTION OF LOCAL AMENITIES. THIS IS THE PERFECT LOCATION FOR QUICK AND EASY ACCESS IN OR OUT FROM THE

NEIGHBORHOOD. Come and become the newest member in one of Calgary's Premier neighborhoods. Quick access to the Tuscany C-TRAIN station, schools and community bicycle trails which connect to Calgary's regional pathway system.