



**172 Tuscarora Heights NW
Calgary, Alberta**

MLS # A2180055



\$750,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,969 sq.ft.	Age:	1998 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Many Trees, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: patio furniture, shed

Welcome to this stunning 4-bedroom, 3-bathroom home located in the heart of the family-friendly neighbourhood of Tuscany. This well-maintained gem boasts a bright, open main level filled with natural light and gleaming hardwood and tile floors. The spacious updated kitchen is perfect for entertaining, featuring a large island, granite countertops, a walk-in pantry, and an inviting eating nook that overlooks the peaceful backyard. The cozy family room, complete with a gas fireplace, is ideal for relaxing, while the main level also includes a formal dining room and the convenience of a laundry room. Upstairs, you'll find brand-new carpet and a massive bonus room with vaulted ceilings, providing the perfect space for a home theatre or play area. The primary bedroom is a true retreat with a walk-in closet and a luxurious 4-piece ensuite with skylight and a relaxing jetted tub. Two additional generously sized bedrooms and another 4-piece bathroom complete the upper level. The fully finished basement offers even more living space, featuring a large recreation room, a fourth bedroom, and lots of storage space. Outside, the backyard is a serene oasis with mature trees, a garden and deck perfect for summer BBQs, and plenty of room to enjoy outdoor activities. The double-attached garage is insulated with a long driveway. This originally owned home has been well cared for and has had many updates in the last 10 years, including the kitchen, bathrooms, roof, hot water tank, electrical, and eavestroughs. Quiet location, a short walk to the LRT, walking/biking paths and the beautiful Tuscany ravine. This gem won't last long! Check out the 3D tour or schedule your private viewing today!