

# \$799,900 - 134 Tuscarora Close Nw, Calgary

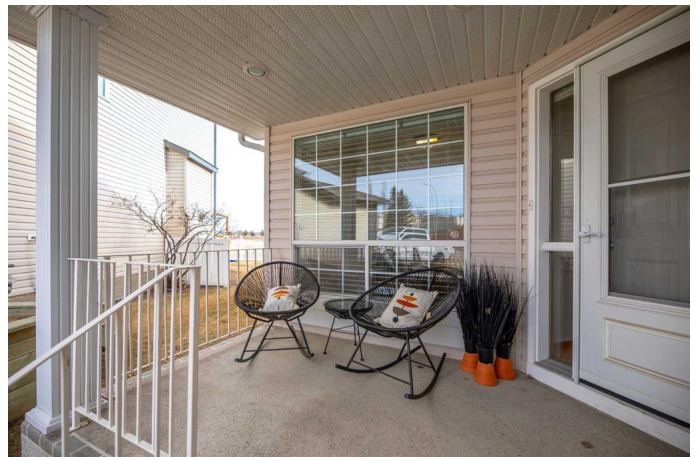
MLS® #A2199874

**\$799,900**

3 Bedroom, 3.00 Bathroom, 1,887 sqft  
Residential on 0.18 Acres

Tuscany, Calgary, Alberta

**\*\* OPEN HOUSE: Sunday, March 16, 2025 at 2:00-4:00pm \*\*** Nestled in a quiet cul-de-sac, this beautifully upgraded, freshly painted home offers modern upgrades, comfort, and a sense of community. Perfect for families, it's a great place to gather and connect with friendly neighbours in a safe and peaceful setting. Inside, you'll find new hardwood floors and a bright, inviting office framed by French doors—ideal for working from home or creative endeavours. The open-concept main living area is flooded with natural light and features a fully renovated kitchen boasting stainless steel appliances, bright cabinetry, quartz countertops, a striking stone backsplash, and a spacious kitchen island perfect for hosting. The dining area seamlessly flows onto a brand-new composite maintenance-free deck, which overlooks one of the largest yards in the neighbourhood. The vinyl fencing ensures durability, while the backyard offers fruit trees, a cast iron fire pit and a raised garden bed. Backing directly onto a tranquil green-space, you'll enjoy unparalleled privacy and easy access to scenic walking and biking paths right from your backyard. The neighbourhood complements this home with its nearby schools, playgrounds, sports facilities, and convenient shops and restaurant. Plus, with nearby access to Stoney Trail, commuting and errands are effortless. Upstairs, the bonus room impresses with high ceilings, large windows, and a cozy fireplace, while the three



bedrooms provide ample space for your family. The luxurious primary suite boasts a spa-like ensuite with a soaker tub and stunning mountain views. A second updated bathroom, combined with laundry facilities, ensures both style and practicality. Additional bonus features include brand new central air and newer carpets and shingles. The oversized, insulated, and drywalled garage offers ample space for parking, projects and storage, while the unfinished basement with high ceilings and full-sized windows presents endless possibilities for personalization. This home truly offers it all—a private cul-de-sac location, thoughtful upgrades, a vibrant community, and proximity to everything you need.

Built in 1997

### **Essential Information**

MLS® #	A2199874
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,887
Acres	0.18
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	134 Tuscarora Close Nw
Subdivision	Tuscany
City	Calgary
County	Calgary

Province Alberta  
Postal Code T3L 2E2

### Amenities

Parking Spaces 4  
Parking Double Garage Attached, Oversized  
# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Refrigerator, Washer, Window Coverings  
Heating Fireplace(s), Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Great Room  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Fire Pit, Garden, Private Yard  
Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, No Neighbours Behind, See Remarks, Treed  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed March 12th, 2025  
Days on Market 1  
Zoning R-CG

### Listing Details

Listing Office Royal LePage Benchmark

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