

\$924,900 - 200 Tuscarora Heights Nw, Calgary

MLS® #A2203190

\$924,900

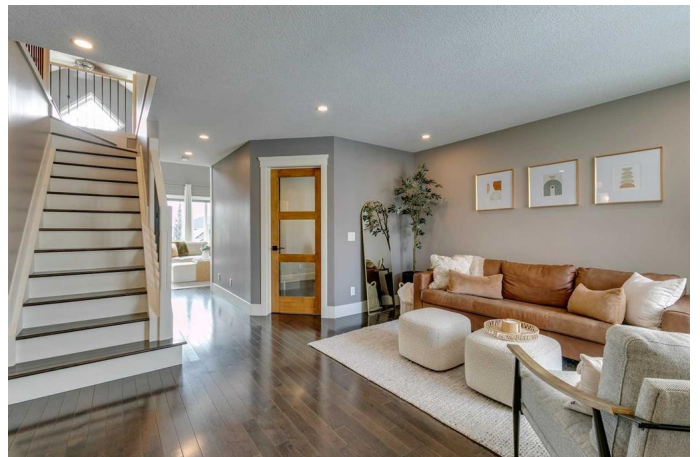
4 Bedroom, 4.00 Bathroom, 1,958 sqft
Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Welcome to this exceptional, fully renovated home in the prestigious community of Tuscany. Located on an extra-wide street and across from a peaceful park, the setting is serene. Over \$75,000 spent on professional landscaping. The exterior, enhanced by gemstone lights, sets the stage for the elegance you'll find inside. The home boasts a heated garage for year-round comfort and is equipped with air conditioning for ultimate convenience. Upon entering, you are greeted by the radiant warmth of gleaming hardwood floors that flow seamlessly throughout the main & upper level.

At the front, a beautiful sitting room with bay window offers the perfect space for quiet relaxation, whether as a reading nook, playroom, or formal dining room. The custom-designed office features built-in cabinetry, offering both style and functionality. The heart of the home is the chef's kitchen, a true culinary dream with custom cabinetry, luxurious marble countertops, a large center island, and a stunning marble backsplash that seamlessly flows into the dining room. Soaring vaulted ceilings above the living and dining areas create an expansive, airy feel, while an additional oversized island with seating and a built-in electric fireplace make this space perfect for entertaining.

Upstairs, three oversized bedrooms are adorned with hardwood floors, and the main 5-piece bathroom offers high-end finishes,



creating a spa-like retreat. The primary bedroom, complete with a 5-piece ensuite and walk-in-closet, wainscoting, and oversized windows, provides a serene escape with a peaceful ambiance.

The fully finished walk-out basement features stunning luxury vinyl plank flooring and a built-in media center with ample storage. A bright bedroom and a beautifully appointed 4-piece bathroom offer comfort and privacy for guests. The basement also includes a spacious area perfect for a home gym, while the custom dry bar with a Beverage Centre and quartz waterfall countertops elevates the space for entertaining.

Step outside to the professionally landscaped backyard, a private oasis perfect for hosting or unwinding. The outdoor living space includes a 16x20 ft TREX lower deck, a 10x13 ft paving stone patio, and a 16x10 ft TREX upper deck, all designed for relaxation and entertaining.

Immaculately maintained, freshly painted throughout, and move-in ready, this home exudes sophistication at every turn.

Don't miss your chance to make this dream home yours—schedule a private tour today!

Built in 1999

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2203190 |
| Price | \$924,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,958 |
| Acres | 0.10 |
| Year Built | 1999 |
| Type | Residential |

| | |
|----------|----------|
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 200 Tuscarora Heights Nw |
| Subdivision | Tuscany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3L 2H3 |

Amenities

| | |
|----------------|---|
| Amenities | Clubhouse, Park, Party Room, Picnic Area, Recreation Facilities, Racquet Courts |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Driveway, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bookcases, Closet Organizers, Dry Bar, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Family Room |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Lighting, Private Yard |
| Lot Description | Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 2nd, 2025 |
| Days on Market | 3 |
| Zoning | R-CG |
| HOA Fees | 292 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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