

# \$779,900 - 162 Tuscarora Place Nw, Calgary

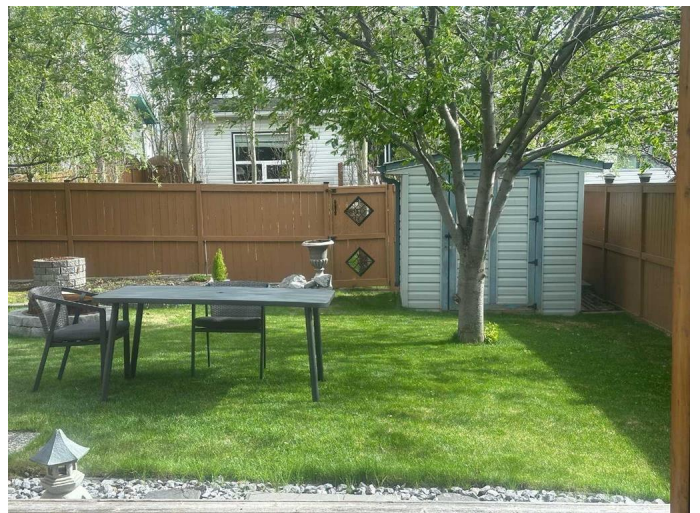
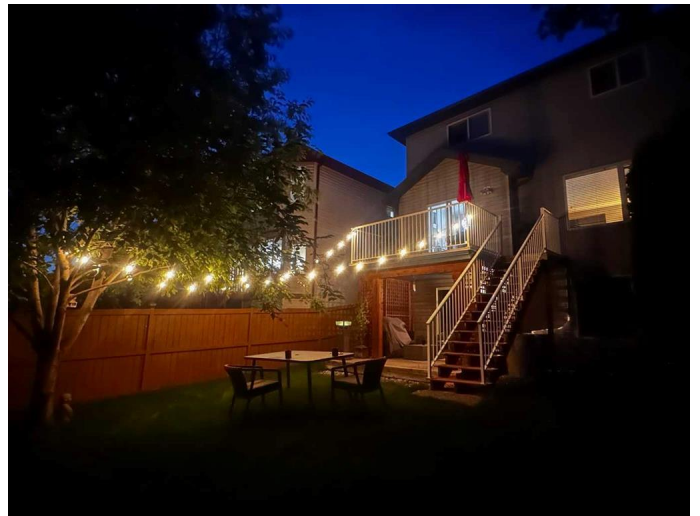
MLS® #A2206420

**\$779,900**

4 Bedroom, 4.00 Bathroom, 1,422 sqft  
Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Step into the perfect blend of comfort, style, and outdoor serenity in this beautifully maintained 4-bedroom, 4-bathroom home. With 1,971 sq. ft. of thoughtfully designed living space, this 2-storey WALK OUT in the sought-after community of Tuscany is ready to welcome you home. Inside, Every Detail Delights! GOURMET KITCHEN is designed for food lovers and entertainers alike, featuring a premium Frigidaire Gallery stainless steel induction electric stove and fridge, Frigidaire dishwasher, sleek granite countertops with abundant cabinet storage. Imagine preparing meals in this well-appointed space while chatting with guests! The SUN-DRENCHED LIVING Areas will let you enjoy Calgary's beautiful southern sunshine pouring through large windows, filling the main floor with natural light and warmth throughout the day. The Luxurious Primary Suite is your private retreat with a spacious ensuite bath and walk-in closet—a perfect place to unwind at the end of your day. FULLY DEVELOPED WALK-OUT BASEMENT lets your family enjoy the extra space with a large family room, additional bedroom, full bathroom, and direct backyard access, making it an ideal setup for guests, teenagers, or a private home office. Your new home includes OUTDOOR PARADISE RIGHT AT YOUR DOORSTEP with an expansive balcony to start your mornings with coffee in hand, taking in the fresh air and peaceful surroundings. The covered lower patio is a cozy, shaded retreat



to relax or entertain, offering extra privacy. You meticulously designed GARDEN & FIRE PIT boasts beautiful landscaping with perennials, underground sprinkler system, and a garden shed. This backyard oasis is perfect for summer barbecues, quiet evenings by the fire, or indulging your green thumb. Enjoy the PRIME LOCATION & all the Conveniences Tuscany has to offer! Steps from Parks, Pathways & LRT - Enjoy the best of Tuscany's outdoor lifestyle and easy commuting options. Close to Amenities - Schools, shopping, and Tuscany's vibrant community spaces are just minutes away. Dog Park Nearby - A fantastic perk for pet owners and nature lovers! EV Charger Included " A future-ready home with modern conveniences. This upgraded, turn-key home is a rare find in one of Calgary's most desirable neighbourhoods. Don't miss your chance to make it yours schedule a showing today.

Built in 1998

### Essential Information

MLS® #	A2206420
Price	\$779,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,422
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address 162 Tuscarora Place Nw

Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2G2

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, In Garage Electric Vehicle Charging Station(s), Workshop in Garage
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Central Vacuum, Granite Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Decorative, Electric, Blower Fan
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Dog Run, Lighting, Private Yard, Storage, Fire Pit, Garden
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Rectangular Lot, Underground Sprinklers, Garden, Yard Drainage, Yard Lights
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	8
Zoning	R-CG

### **Listing Details**

Listing Office

Greater Property Group

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