



**181 Tuscarora Place NW  
Calgary, Alberta**

**MLS # A2309334**

**\$650,000**



<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,677 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Covered, Double Garage Attached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Basement washer/Dryer, and Electric Range.

Welcome to this wonderful family home, nestled in the heart of Tuscany and waiting for your own TLC. This home features 1677 sq ft above grade, and 503 sq ft of basement development, with three bedrooms up, one bedroom in the basement. When entering you are greeted with a desirable open concept, and an abundance of window soaking in all the natural light. Main floor features a spacious kitchen with walk in pantry, laundry, half bathroom, and beautiful dining area. Upper floor has a generous bonus room with oversized window. The primary bedroom includes a walk-in closet, four-piece ensuite and standalone shower. There are two secondary bedrooms along with a four-piece bathroom. Perfectly located on a quiet street in family-friendly Tuscany, near scenic pathways, schools, and transit at Tuscany LRT Station. It also offers quick access to the New Calgary Farmers' Market West, WinSport Canada Olympic Park, Stoney Trail, and Crowchild Trail.