



**44 Tuscarora Place NW  
Calgary, Alberta**

**MLS # A2315539**



**\$725,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,755 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Back Lane, Private, Rectangular Lot, Street Light		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<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>	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Sauna, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Contemporary and light-filled 2-storey home tucked away on a quiet street in the highly sought-after community of Tuscany. This well-maintained family home offers outstanding curb appeal with an extra-wide driveway accommodating up to 3 vehicles, a freshly painted full-width private deck, plus a convenient sunroom/shed and dedicated storage room. The welcoming front entrance opens to a spacious living and dining area that flows seamlessly into the kitchen, breakfast nook, and cozy family room featuring a warm gas fireplace. The beautifully upgraded kitchen is the heart of the home, showcasing a stunning waterfall quartz island, modern new cabinetry, cooking range, fridge, new built-in over-the-range microwave, corner pantry, and a 2024 dishwasher. Fresh interior paint throughout creates a bright and modern atmosphere. Upstairs features 3 spacious bedrooms including a generous primary retreat with a 4-piece ensuite, a large second bedroom, and a charming third bedroom with a decorative wall mural. The fully finished basement offers exceptional additional living space complete with a recreation room, office, newly added bedroom, full bathroom, relaxing sauna bath, dedicated storage area, and heated tile bathroom floors for year-round comfort. Additional highlights include central air conditioning, central vacuum system, upgraded modern kitchen, sauna bath, heated basement bathroom floors, gas fireplace, freshly painted deck, and extra-wide driveway. Ideally located close to schools, parks, pathways, shopping, and transit, this move-in-ready home is an exceptional opportunity for families seeking comfort, style, and convenience in Tuscany.