



**23 Tuscarora Close NW  
Calgary, Alberta**

**MLS # A2317670**



**\$699,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,693 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot		

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

**Inclusions:** Basement suite appliances: Dishwasher, Washer, Dryer, Microwave, Refrigerator as well as pond pump in backyard

Welcome to this exceptional 2-storey home in the family friendly neighbourhood of Tuscany. Offering generous living space and thoughtful design this property is perfect for growing families, multi-generational living, or those seeking a home with a separate illegal suited area. Step inside to discover a warm and inviting main floor featuring a cozy living room with corner fireplace perfect for relaxing with family and friends. The functional layout flows seamlessly into the dining and kitchen areas, creating an ideal space for everyday living and entertaining. Access the large deck directly from the main floor which offers plenty of space for outdoor dining and entertaining. Upstairs, you'll find a spacious bonus room that provides the perfect setting for a family media room, children's play area, or home office. The spacious bedrooms offer comfort and privacy for the entire family. Outside, enjoy the fully landscaped yard featuring a private pond. One of the home's standout features is the fully developed walk-out basement, thoughtfully designed as a separate illegal suite with private entrance. Complete with its own living space and kitchenette, this versatile area is ideal for extended family, guests, or income generating opportunities. This home combines comfort, functionality, and outstanding value in a welcoming community close to schools and shopping. Book your viewing today!