



GRASSROOTS
REALTY GROUP

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185 Tuscarora Close NW
Calgary, Alberta

MLS # A2330549



\$699,999

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,800 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot		

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

Inclusions: Window coverings, fridge in basement

Welcome to this rare 5 bedroom, fully developed, corner lot gem in the desirable neighborhood of Tuscany. Inside, you will find a large dining room/living room, a family room with gas fireplace and a beautiful kitchen, featuring granite counters, a huge island and a pantry. You will also find a half bath with convenient laundry. Upstairs you will find 4 great sized bedrooms, and a full bath. The master has a walk in closet and an ensuite. The basement is fully developed, featuring a bedroom, a rec room, a large bathroom and tons of storage. Tuscany is a fantastic area for families, with great schools, and services. A short 10 minute walk gets you to Crowfoot Shopping area as well as the Tuscany C-Train station. With this home being on a huge corner lot, you get more than enough outdoor space as well as indoor. Huge yard, large deck, and a big garden, plus ample parking all along the side of the home on top of the double attached garage and driveway. This home went thru a big renovation 10 years ago including a new kitchen, carpets, real hardwood flooring, roof and much more. Enjoy the perks of living in Tuscany too, with private access to the clubhouse, featuring indoor courts, party rooms, outdoor spray park, picnic areas and ice skating in winter along with the endless pathways for walking and biking thru the area. Book your viewing today.