



GRASSROOTS
REALTY GROUP

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65 Tuscarora Place NW
Calgary, Alberta

MLS # A2335522



\$679,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,435 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Many Trees, Rectangular Lot, Treed, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s), Wet Bar		

Inclusions: Storage Shed in Back Yard

Location! Location! Location! Welcome to 65 Tuscarora Place NW, a beautifully updated 2-storey walkout home with splendid Mountain View in the highly desirable community of Tuscany. Located within a playground zone and close to parks, pathways, schools, shopping, Tuscany Club and the Tuscany LRT station, this home offers an ideal blend of family comfort and everyday convenience. The main floor features a bright and functional layout with a front flex space perfect for a dining room or home office, a cozy living room with gas fireplace, and a well-connected kitchen and breakfast nook overlooking the sunny south-facing backyard. The kitchen has been refreshed with a granite countertop(kitchen island is movable.), while the updated balcony, provides a great outdoor space to enjoy the mountain and COP views. Upstairs offers three comfortable bedrooms, including a spacious primary bedroom with walk-in closet and private 4-piece ensuite. The fully developed walkout basement(2019 with permit), adds valuable living space with direct access to the fenced and landscaped backyard. Major updates include roof in 2014, re-finished hardwood floor in 2018, furnace and hot water tank in 2022, upper-floor flooring in 2022, kitchen countertop in 2026 and balcony in 2026. Complete with a double attached garage and quick access to Stoney Trail, this is a fantastic opportunity to own a well-cared-for walkout home in one of NW Calgary's most loved communities.