



GRASSROOTS
REALTY GROUP

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6 Tuscarora Circle NW
Calgary, Alberta

MLS # A2348045



\$659,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,834 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Close to Clubhouse, Irregular Lot, Landscaped, No Back Lane		

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

Inclusions:	N/A
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Welcome to this beautifully designed 3 bedrooms, 2.5 bathroom home in the sought after community of Tuscany. offering the perfect blend of modern style, comfort, and functionality, this home is thoughtfully designed for a growing family and everyday living. step inside to a bright and inviting open concept main floor, where stylish details and thoughtful finishes create a warm and contemporary atmosphere. the fabulous kitchen is a true showpiece, featuring modern two-tone cabinetry, quartz countertops, and elegant pendant lighting. the spacious living room provides plenty of room to gather, relax and entertain. a versatile bonus room with a fireplace adds valuable living space and can easily be transformed into a family room, home office, playroom, or cozy retreat. upstairs, the spacious primary bedroom offers a large walk-in closet and a beautifully appointed 3-piece ensuite. a stylish barn door adds a distinctive design element, opening to an ensuite featuring an open-concept glass-wall shower with modern matte-finish fixtures. outside enjoy the large backyard and beautiful stone patio, offering the perfect setting for summer BBQs, entertaining friends and family, or simply enjoying your own outdoor space. located in the vibrant Tuscany community, this home offers a wonderful family lifestyle surrounded by parks pathways, schools, amenities, and the many conveniences that make this Tuscany community such a desirable place to call home.