

\$749,900 - 111 Tuscarora Mews Nw, Calgary

MLS® #A2085533

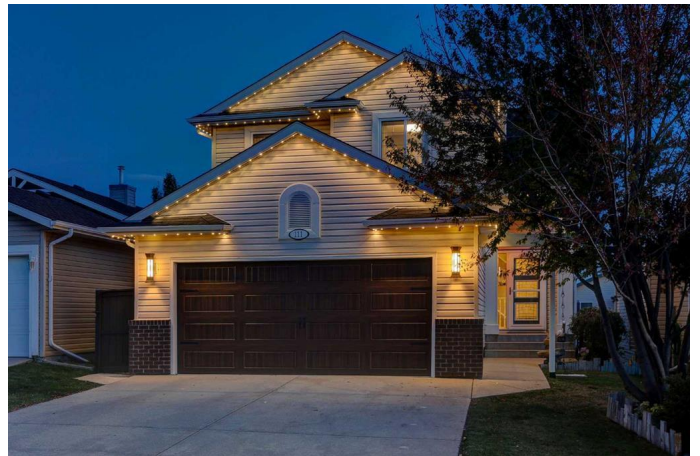
\$749,900

3 Bedroom, 4.00 Bathroom, 1,838 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Look no further – this immaculate 2-storey home with fully finished walkout and mountain views is sure to impress! Pride of ownership and extensive, quality renovations and upgrades throughout – starting with the chef-inspired kitchen with massive island, gas cooktop, built-in double wall ovens and full size side-by-side stainless fridge and freezer and adjoining large pantry/flex room! The open plan main floor is perfect for entertaining and hosting, with a cozy bar area leading into the kitchen and great room with soaring ceilings and a gas fireplace, and dining room leading to a large, low-maintenance deck with views to the Rocky Mountains. A separate laundry room and poshly decorated half-bath completes this level. Upstairs in the primary suite you will rest and recharge in your spacious, air-conditioned room with a renovated walk-in shower, dual vanities, private toilet and plenty of closet space. Two more generous sized rooms and an updated main bathroom complete the level. Descending to the bright walkout basement, the huge recreation room has plenty of space for family entertaining, games, a home gym or your favourite hobbies. A bedroom was converted into a commercial kitchen with potential to add a secondary suite, subject to City of Calgary approval and permit, or convert back to a fourth bedroom. You™ll also love the tastefully renovated 3-piece bathroom, and plenty of storage in the furnace and utility room. Outside, you can enjoy the covered



patio with reclaimed barnwood fascia below the deck and a custom-made cabinet that opens up to reveal a TV so you can watch sports or a movie outside, or enjoy the sunshine or entertaining with friends in the south facing backyard on the pergola! And last but not least, the garage is insulated and fully finished with a bit wider footprint to comfortably park two vehicles and store your essentials with ease, and youâ€™ll never have to worry about putting up or removing lights with the Watts LED soffit lighting! There are so many upgrades in this home I have to add more here: Newer roof (~2 yrs), furnace (~3 yrs), Euro style ductless Air Conditioner (~3 yrs), Hot Water Tank (~4 yrs), water softener, Garage Door and Entry Door (~1 yr), Fencing, Upgraded flooring: faux wood ceramic tile throughout main floor (ideal for pets); LVP throughout basement (2 years old); Low E/tinted window film on south-facing windows, EZ-Snap Sun Shade on upper living room window, High quality, energy efficient Ranger pet door with locking security panel. Youâ€™ll love the family-friendly community of Tuscany and this stellar location - close to playgrounds, soccer fields, off-leash pathways (12 Mile Coulee), 0.5 km to Tuscany LRT station, and easy access to Stoney Trail, Crowchild Trail and extensive shopping. Act fast as this opportunity wonâ€™t last.

Built in 1999

Essential Information

MLS® #	A2085533
Price	\$749,900
Sold Price	\$755,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	1,838
Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	111 Tuscarora Mews Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2H4

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Freezer, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Gas Cooktop, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Walk-Out

Exterior

Exterior Features	Lighting, Other
Lot Description	Few Trees, Lawn, Gentle Sloping, Irregular Lot, Landscaped, Yard Drainage

Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2023
Date Sold	November 1st, 2023
Days on Market	9
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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