

\$649,000 - 202 Tuscarora Circle Nw, Calgary

MLS® #A2086091

\$649,000

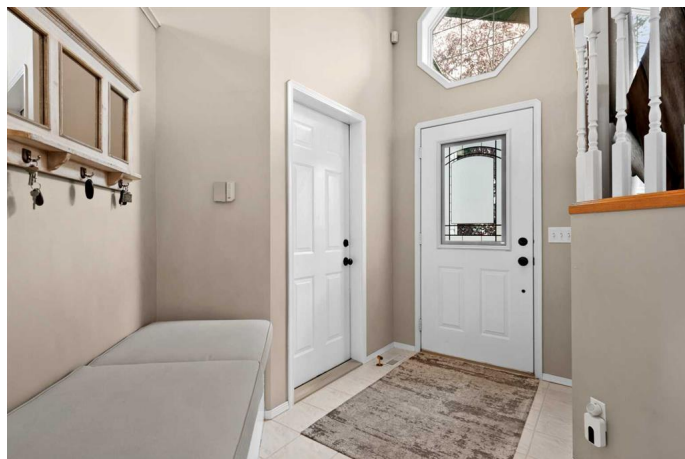
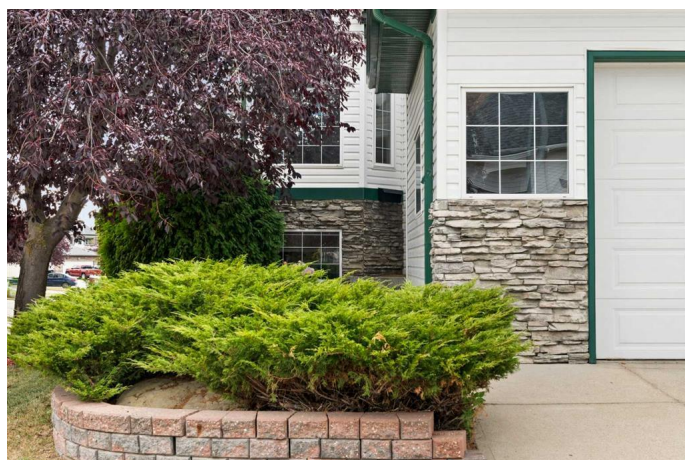
5 Bedroom, 3.00 Bathroom, 1,440 sqft

Residential on 0.12 Acres

Tuscany, Calgary, Alberta

This beautifully maintained bilevel, nestled on a corner lot, boasts the advantage of extra windows, flooding the home with natural light, without the hassle of a sidewalk to shovel in winter. As you step into the spacious entry, you're greeted by a handy bench - perfect for winter essentials and easing into your boots. ~

The main floor radiates warmth and charm with its newer carpet and vinyl tile flooring. The front family room, adorned with a bay window, seamlessly flows into the formal dining area, setting the tone for memorable gatherings. ~ The kitchen features timeless white cabinetry, a breakfast bar, and matching white appliances, including a newer dishwasher. Two skylights and expansive windows ensure this space is always bright and welcoming. ~ Adjacent to the kitchen, a sizable nook leads out to the back deck, equipped with a BBQ gas line, ready for those summer cookouts. ~ Continue further to discover a bright, open flex area - an ideal home office. ~ The main floor has two bedrooms, including the primary suite. This sanctuary boasts a vaulted ceiling, dual walk-in closets, and garden doors leading to the back deck. The ensuite is a haven of relaxation with its oval jetted tub, shower, and skylight. ~ Next, let's go down to the basement, where spaciousness meets comfort. ~ Large windows defy the typical basement feel, ensuring brightness throughout. The expansive rec room, complete with a fireplace and dry-bar snack nook, is



perfect for entertainment. An adjoining flex room with bay windows serves as an additional office or workout space. Two generously-sized bedrooms and a full bathroom complete this level. ~ The laundry facilities, featuring a newer washer and dryer, are complemented by a practical sink and counter space. ~ The backyard is a gardener's dream. A large, tiered deck overlooks raspberry bushes and assorted raised garden beds, ready for your green thumb. A built-in shed, cleverly situated under the deck, offers ample storage for gardening tools. And for those envisioning relaxation, there's a rough-in for a future hot tub. ~ The attached garage, insulated and drywalled, provides ample space for vehicles. It's equipped with a cold water line, gas hookup, a door leading to the side yard, abundant storage, and a workbench for DIY enthusiasts. ~ Not to be overlooked: a newer hot water tank ensures comfort, and the roof shingles, replaced just two years ago, offer peace of mind. ~ Location is key, and this home is perfectly situated - just moments away from the C-train station, walking/biking paths, the serene Twelve Mile Coulee, the Tuscany schools, and the vibrant Tuscany Market. ~ And with two bedrooms on the main floor and two more in the basement, plus flex rooms on both levels, this home has a great layout that will suite a family's changing needs.

Built in 1996

Essential Information

MLS® #	A2086091
Price	\$649,000
Sold Price	\$675,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3

Square Footage	1,440
Acres	0.12
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	202 Tuscarora Circle Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2B8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Jetted Tub, No Animal Home, No Smoking Home, Skylight(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Freezer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Corner Lot, Fruit Trees/Shrub(s), Garden, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2023
Date Sold	October 19th, 2023
Days on Market	9
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.