

\$849,900 - 141 Tuscarora Heights Nw, Calgary

MLS® #A2115944

\$849,900

4 Bedroom, 4.00 Bathroom, 1,980 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

Rare opportunity to own a custom built home on a Prime Ridge Lot with unobstructed mountain & west panoramic views. Well Maintained Custom 4 Bedroom Home with over 2700 SqFt of living area. Quiet & Private location backing onto a natural wooded area. Maple Hardwood Floors on main level. Bright & Open concept with 9'™ Ceilings. Large windows with sunny east exposure flood the home with natural light. Generous Living Room with gas fireplace opens to the Dining Area and Kitchen with raised breakfast bar, walk-in pantry, & ample cupboards & counter space. Just off the dining area is the Raised balcony with Duradeck flooring, gas line for BBQ hookup and plenty of room for entertaining. Main level also has a 2pc powder room and a den/office. Laundry/mud room with deep sink, cabinetry and large storage closet is accessed off the Oversized Insulated Double Garage. Great additional Storage Area in the attic of garage for seasonal decorations.

The Primary Bedroom has Incredible Views from the sitting area, a 5pc ensuite bath and walk-in closet. Two additional good sized bedrooms & a 4pc bath complete the upper level.

The Fully Developed Walkout basement with in-floor heat hosts the 4th Bedroom (egress window is not to code), a 3pc bath, large Family Room with big windows, wet bar & gas fireplace, and an additional flex room perfect for fitness area, craft/play room or office. Walk



out to the secluded & sheltered paving stone patio. This is a fantastic home in a great neighborhood. Direct access to Downtown via the LRT (station is less than a 15 minute walk - 900m, 13 minute walk according to Google maps), and easy to get out of the city for a trip to the mountains. (Watch the attached video for aerial view of the property.)

Built in 1999

Essential Information

MLS® #	A2115944
Price	\$849,900
Sold Price	\$880,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,980
Acres	0.11
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	141 Tuscarora Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2H8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Faces Front, Insulated, Oversized

Interior

Interior Features	Bar, Breakfast Bar, Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Blower Fan, Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Permeable Paving, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 1st, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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