

\$799,900 - 134 Tuscarora Close Nw, Calgary

MLS® #A2167304

\$799,900

3 Bedroom, 3.00 Bathroom, 1,995 sqft

Residential on 0.18 Acres

Tuscany, Calgary, Alberta

Step into your dream home! From the moment you walk through the front door, you'll feel an undeniable sense of welcome. This beautiful residence features a spacious office with elegant French doors and abundant natural light, making it the perfect workspace while keeping you connected to the household. As you move further into the heart of the home, you'll be captivated by the open-concept kitchen, dining, and family room. The recently renovated kitchen boasts upgraded appliances, stunning quartz countertops, and stylish cabinetry, all accented by a chic backsplash. The generous kitchen island offers clever storage solutions, making cooking and entertaining a breeze. The dining nook seamlessly opens to an expansive, private backyard, complete with a new maintenance-free deck, flourishing raised garden beds, and fruit trees. Gather the family around the unique cast iron fire pit created from a coal shaker from the mines in Sparwood. This outdoor oasis is ideal for relaxing, gardening, and hosting gatherings in this tranquil corner of your property. Venture upstairs to discover a serene landing that can serve as a cozy library, music area, or additional living space. Here, you'll find a beautiful gas fireplace and large front-facing windows that fill the area with light, creating a warm and inviting atmosphere. Both upstairs bathrooms have been tastefully updated, including the luxurious primary ensuite—a true spa-like retreat with mountain



views, nestled off the spacious primary bedroom. The second full bathroom, also recently renovated, conveniently features laundry facilities, making it perfect for families or guests.

Enjoy newer carpeting throughout the home, ensuring a smooth transition to your new living space.

For garage enthusiasts, the oversized double garage will impress! Insulated and drywalled, itâ€™s plumbed for utilities and framed for a future exterior door. Complete with a workbench, steel beams, a heavy-duty electrical box, and a new garage door opener, this space provides ample room for projects, parking, and storage, with potential for further enhancements.

The unfinished basement, with two full-sized windows and high ceilings, presents an incredible opportunity to create additional equity. Itâ€™s roughed-in for plumbing, and the electrical panel has room for upgrades.

This home also comes equipped with a connected security system and a ready-to-go sprinkler system that needs only to be customized for your landscaping desires.

Donâ€™t miss your chance to make this Tuscany gem your own! Schedule a visit today!

Built in 1997

Essential Information

MLS® #	A2167304
Price	\$799,900
Sold Price	\$794,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,995
Acres	0.18

Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	134 Tuscarora Close Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2E2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Kitchen Island, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Garburator, Gas Range, Humidifier, Microwave, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Irregular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Wood

Additional Information

Date Listed	September 27th, 2024
Date Sold	October 3rd, 2024
Days on Market	6
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office Property Solutions Real Estate Group Inc.

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