

# \$769,900 - 166 Tuscarora Place Nw, Calgary

MLS® #A2217965

**\$769,900**

4 Bedroom, 4.00 Bathroom, 1,540 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Great location in one of Calgary's most desirable neighbourhoods. Walking Distance to LRT station. Fantastic opportunity to own this beautiful and well maintained 2 storey, family home with fully finished WALKOUT Basement Suite, South facing yard & double attached garage. Home features an open concept plan, new LPV floors greet you warmly as you walk in from the entrance to a bright south facing living room. Beautiful 3-sided fireplace separate the living room from the dining room and kitchen. Gourmet Kitchen features Stainless Steel Appliances, Huge central island w/Quartz Counter top & Walk-through pantry. Half bathroom & laundry also on main level. Large sunny deck with great Mountain View. Upstairs three bedrooms await you - the master consists of a walk-in closet, 4 pc ensuite, flooded with natural light from the window and over looking a nice VIEW of the Western Mountain. Additional 2 more good sized bedrooms with 4pc Full bathroom completed the upper level. Fully Finished WALKOUT Basement Suite has a separate entry, feature bright family room and full kitchen including Gloss white kitchen cabinets, quartz countertop, appliances, large bedroom, full 3-piece bathroom, and its own laundry set. This amazing unit can provide you with an extra income source or it can be a perfect space for additional multi-generation family members or students who need their own space. Fully fence/landscaped, South facing backyard. Newer Roof (2022). Enjoy the prime



location & all the Conveniences Tuscany has to offer! Steps from Parks, Pathways & LRT - Enjoy the best of Tuscany's outdoor lifestyle and easy commuting options. Close to Amenities - Schools, shopping, and Tuscany's vibrant community spaces are just minutes away. Exceptional Value! Book your showing today before its gone!!!

Built in 1998

### Essential Information

MLS® #	A2217965
Price	\$769,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,540
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	166 Tuscarora Place Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2G2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Suite, Walk-Out

## Exterior

Exterior Features	Fire Pit, Playground, Private Yard, Storage
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Grand Realty
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