

170 Tuscarora Circle NW  
Calgary, Alberta

MLS # A2200926



**\$735,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,934 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	City Lot, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn, Private, Slo		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** N/A

Welcome to 170 Tuscarora Circle NW, a beautifully updated two-storey home located in the highly sought-after community of Tuscany. This inviting property features 3 spacious bedrooms and 2.5 bathrooms and has been thoughtfully upgraded with brand-new luxury vinyl plank flooring on the main level, fresh carpeting upstairs, and new light fixtures. The home also includes a newer high-efficiency furnace and hot water tank, ensuring energy efficiency and comfort. The open-concept main floor boasts a bright living area, perfect for entertaining or family gatherings, while the kitchen offers ample space for meal preparation and dining. Upstairs, you’ll find the generously sized primary bedroom with a large closet and ensuite bathroom, two additional bedrooms and a full bathroom. The unfinished basement presents an excellent opportunity to customize and expand your living space to suit your needs. This home is within walking distance of two public schools and one Catholic School, making it an ideal spot for families. It’s also a short drive to Tuscany Market, with easy access to grocery stores, cafes, and essential services. Additionally, it’s conveniently close to the Tuscany LRT station, offering quick access to downtown Calgary and beyond. With recent updates and a prime location near schools, shopping, and transit, this home is a fantastic opportunity to enjoy all the perks of living in one of Calgary’s most family-friendly neighborhoods. Don’t miss out on this gem!