



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**70 TUSCARORA Way, Calgary T3L 2G9**

MLS®#: **A2161622**

Area: **Tuscany**

Listing Date: **08/29/24**

List Price: **\$959,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1998**

Finished Floor Area

Abv Sqft: **2,215**  
Low Sqft:  
Ttl Sqft: **2,215**

Lot Information

Lot Sz Ar: **8,535 sqft**  
Lot Shape:

DOM

**20**  
Layout  
Beds: **6 (4 2 )**  
Baths: **4.0 (4 0)**  
Style: **2 Storey**

Access:

Lot Feat: **Environmental Reserve, Landscaped, Pie Shaped Lot**  
Park Feat: **Double Garage Attached**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s), Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Basketball Court, Fire Pit**

Construction: **Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
Int Feat: **Built-in Features, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`6" x 11`10"
Office	Main	11`0" x 9`11"
Living Room	Main	11`6" x 12`6"
Family Room	Main	15`11" x 14`0"
Bedroom - Primary	Second	12`7" x 19`7"
Balcony	Second	5`8" x 16`11"

Room	Level	Dimensions
3pc Bathroom	Main	5`6" x 6`10"
Kitchen	Main	13`10" x 15`4"
Dining Room	Main	13`4" x 8`9"
Breakfast Nook	Main	6`2" x 10`4"
5pc Ensuite bath	Second	10`3" x 6`2"
4pc Bathroom	Second	9`5" x 5`5"

**Bedroom**                      **Second**                      **12`9" x 9`2"**  
**Bedroom**                      **Second**                      **11`3" x 14`1"**  
**4pc Bathroom**              **Basement**                  **7`8" x 4`11"**  
**Laundry**                      **Basement**                  **6`5" x 8`8"**  
**Game Room**                  **Basement**                  **23`8" x 13`3"**

**Bedroom**                      **Second**                      **12`7" x 9`4"**  
**Bedroom**                      **Basement**                  **12`10" x 10`11"**  
**Family Room**                **Basement**                  **10`7" x 6`1"**  
**Bedroom**                      **Basement**                  **14`6" x 11`8"**

Legal/Tax/Financial

Title:                                      Zoning:  
**Fee Simple**                              **R-C1**  
 Legal Desc:                              **9812987**

Remarks

Pub Rmks:                              **HUGE CORNER LOT-(8500sf) , one of the Biggest lot in Tuscany. One side of the Home is an Environmental Reserve. Mountain Views. NEWLY RENOVATED, NEW CARPET, NEW PAINT ,, FULLY FINISHED WALK OUT HOME ON A HUGE LOT (8500 SQFT) WITH 6 BEDROOMS AND 4 FULL BATHROOMS,(MAIN FLOOR LAUNDRY ROOM, BASEMENT LAUNDRY ROOM WITH WASHER AND DRYER), IN A PRESTIGIOUS TUSCANY COMMUNITY IN THE NORTHWEST CORNER OF CALGARY. CLOSER TO THE BOW RIVER AND BOWNESS PARK. A HOME WITH OVER 3300 SQFT OF DEVELOPED LIVING SPACE, PERFECT FOR YOUR FAMILY'S NEED. MAIN FLOOR DEN, FAMILY AND LIVING ROOM, FORMAL DINING, RENOVATED KITCHEN WITH EATING NOOK THAT WALKS OUT ONTO A HUGE DECK WITH AN UNOBSTRUCTED MOUNTAIN VIEW. UPSTAIRS HAS 4 BEDROOMS AND 2 FULL BATHROOMS, AND MAIN FLOOR HAS A FULL BATHROOM AND 3 CUSTOM OAK BUILT-IN SHELVES AND 2 GAS FIREPLACES. WALKOUT LEVEL HAS 2 BEDROOMS AND A HUGE LIVING ROOM AND A FULL BATHROOM. THE BACKYARD HAS A BASKETBALL COURT AND A FISH POND. THIS HOME BACKS ONTO A DENSE FOREST WITH GREAT VIEWS FROM ALL 3 LEVELS AND BOASTS BEAUTIFUL HARDWOOD FLOORS, VAULTED CEILINGS, SKYLIGHTS, AND MORE. . THIS HOME NEEDS A GREAT FAMILY, CALL TO VIEW TODAY. UPGRADES INCLUDE HARDWOOD FLOORS ON THE MAIN FLOOR, GRANITE COUNTERTOPS, KITCHEN APPLIANCES, NEW CHANDELIERS FOR DINING ROOM, FAMILY ROOM, AND ISLAND. ALL 4 BATHROOMS ARE RENOVATED, ADDED ATTIC INSULATION, GENERATOR BACKUP. SHINGLES REPLACED IN 2016. RECENT UPGRADE-- WASHER /DRYER COMBO HOOK UP ON MAIN FLOOR, STUDENT STYLE KITCHENETTE IN THE BASEMENT.**

Inclusions:                              **N/A**  
 Property Listed By:                      **Real Estate Professionals Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**