



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**172 TUSCARORA Heights, Calgary T3L 2H3**

MLS®#: **A2180055**      Area: **Tuscany**      Listing Date: **11/20/24**      List Price: **\$750,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1998**  
Lot Information  
 Lot Sz Ar: **4,983 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,969**  
 Low Sqft:  
 Ttl Sqft: **1,969**

DOM

**63**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Level,Many Trees,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Granite Counters,Jetted Tub,Kitchen Island,No Smoking Home,Skylight(s),Storage,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`2" x 13`0"	Kitchen With Eating Area	Main	18`8" x 13`0"
Dining Room	Main	11`11" x 9`0"	Foyer	Main	6`3" x 4`7"
Laundry	Main	5`11" x 5`1"	2pc Bathroom	Main	5`5" x 5`2"
Bonus Room	Upper	15`0" x 14`5"	Bedroom - Primary	Upper	16`3" x 13`0"
Walk-In Closet	Upper	8`7" x 4`3"	4pc Ensuite bath	Upper	8`7" x 8`3"
Bedroom	Upper	11`0" x 10`5"	Bedroom	Upper	12`7" x 9`3"
4pc Bathroom	Upper	8`5" x 5`0"	Game Room	Basement	24`6" x 13`0"

<b>Bedroom</b>	<b>Basement</b>	<b>11`7" x 8`3"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>17`6" x 11`7"</b>
			Legal/Tax/Financial		

Title: **Fee Simple**  
 Legal Desc: **9812987**

Zoning: **R-CG**

Remarks

Pub Rmks: **Welcome to this stunning 4-bedroom, 3-bathroom home located in the heart of the family-friendly neighbourhood of Tuscany. This well-maintained gem boasts a bright, open main level filled with natural light and gleaming hardwood and tile floors. The spacious updated kitchen is perfect for entertaining, featuring a large island, granite countertops, a walk-in pantry, and an inviting eating nook that overlooks the peaceful backyard. The cozy family room, complete with a gas fireplace, is ideal for relaxing, while the main level also includes a formal dining room and the convenience of a laundry room. Upstairs, you'll find brand-new carpet and a massive bonus room with vaulted ceilings, providing the perfect space for a home theatre or play area. The primary bedroom is a true retreat with a walk-in closet and a luxurious 4-piece ensuite with skylight and a relaxing jetted tub. Two additional generously sized bedrooms and another 4-piece bathroom complete the upper level. The fully finished basement offers even more living space, featuring a large recreation room, a fourth bedroom, and lots of storage space. Outside, the backyard is a serene oasis with mature trees, a garden and deck perfect for summer BBQs, and plenty of room to enjoy outdoor activities. The double-attached garage is insulated with a long driveway. This originally owned home has been well cared for and has had many updates in the last 10 years, including the kitchen, bathrooms, roof, hot water tank, electrical, and eavestroughs. Quiet location, a short walk to the LRT, walking/biking paths and the beautiful Tuscany ravine This gem won't last long! Check out the 3D tour or schedule your private viewing today!**

Inclusions: **patio furniture, shed**  
 Property Listed By: **eXp Realty**

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











