



THE
A-TEAM

**RE/MAX
FIRST**

24 TUSCARORA Place, Calgary T3L 2G1

MLS® #: **A2180621**

Area: **Tuscany**

Listing Date: **11/22/24**

List Price: **\$687,888**

Status: **Active**

County: **Calgary**

Change: **-\$112, 12-Dec**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,604**
Low Sqft:
Ttl Sqft: **1,604**

Lot Information

Lot Sz Ar: **4,058 sqft**
Lot Shape:

DOM

29
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Garden,Lighting**

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`5" x 8`9"	Dining Room	Main	10`10" x 8`7"
Foyer	Main	13`4" x 11`6"	Kitchen	Main	10`10" x 11`4"
Living Room	Main	10`2" x 19`10"	4pc Bathroom	Upper	7`5" x 4`11"
4pc Ensuite bath	Upper	4`11" x 8`1"	Bedroom - Primary	Upper	15`9" x 10`3"
Bedroom	Upper	9`8" x 9`2"	Bedroom	Upper	9`8" x 8`10"
Bedroom	Upper	17`0" x 15`7"	Game Room	Basement	20`1" x 19`6"

Furnace/Utility Room

Basement

9`11" x 15`9"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-CG

9712199

Remarks

Pub Rmks:

****CHECK OUT THE CINEMATIC VIDEO TOUR!***DEAL OF THE WEEK UNDER 688K! The lowest-priced front-drive 4-bed, 2.5-bath updated home with a finished basement in Tuscany—one of Calgary's most known family-friendly communities! This smoke-free, pet-free 4-bedroom home perfectly blends modern elegance, functional design, and breathtaking mountain views. As you step into the grand, high-ceiling foyer, you'll feel instantly at home. The main floor features gleaming hardwood floors, leading to a cozy living room with a gas fireplace, perfect for family time or entertaining guests. The adjacent dining area flows seamlessly into the upgraded kitchen—a chef's dream with granite countertops, ceiling-height cabinetry, premium stainless steel appliances (including a gas range - 2020), and a fridge with an ice/water dispenser (installed in 2020). A conveniently located powder room and access to the large deck with a built-in gas line for BBQs complete the main level. Outside, the oversized backyard offers plenty of space for relaxation and outdoor fun. Upstairs, you'll find four spacious bedrooms, including a serene master suite with a walk-in closet and a 4-piece ensuite for the ultimate retreat. The MASSIVE bonus room can serve as a home office, play area, or additional bedroom. Two full bathrooms, fresh paint, new bathroom tiles, bidet-ready toilets, and updates such as a 2019 roof and a 2024 hot water tank make this home move-in ready. The finished basement provides even more living space, featuring a large recreation room perfect for movie nights, hobbies, or a home gym. Additional perks include a second fridge and plenty of storage. Living in Tuscany means enjoying exceptional convenience and community amenities. Walk to the LRT station, Tuscany Club, scenic pathways, and top-rated schools. Local favorites like Sobeys and Starbucks are just minutes away, while quick access to Stoney Trail and Highway 1 ensures easy mountain getaways. Don't miss your chance to make this incredible property your home - Call your favourite realtor today!**

Inclusions:

Property Listed By:

Second fridge in the basement and window blinds

Real Broker

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













