



THE
A-TEAM

**RE/MAX
FIRST**

24 TUSCARORA Place, Calgary T3L2G1

MLS® #: **A2187480** Area: **Tuscany** Listing Date: **01/13/25** List Price: **\$685,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1998** Abv Sqft: **1,604**
Lot Information Low Sqft:
 Lot Sz Ar: **4,058 sqft** Ttl Sqft: **1,604**
 Lot Shape:

DOM

9
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Bidet,Breakfast Bar,Chandelier,Closet Organizers,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

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

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-CG

Legal Desc:

9712199

Remarks

Pub Rmks: *****OPEN HOUSE CANCELED***BEST DEAL in Tuscany NW RIGHT NOW - 4-BEDROOM | 2.5-BATHROOM | FINISHED BASEMENT | 2,200+ SQ FT TOTAL LIVABLE SPACE | ATTACHED FRONT DOUBLE GARAGE | EXTRA-WIDE LOT | MANY UPGRADES | WALKING DISTANCE TO LRT & AMENITIES. Discover the perfect blend of comfort, style, and convenience in one of Calgary's most sought-after family neighbourhoods! Welcome to this recently updated, pet-free and smoke-free front-drive home that truly checks all the boxes. Nestled on a quiet street with breathtaking mountain views, this property is tailor-made for modern family living. Step inside and be greeted by a grand entryway with soaring high ceilings and rich hardwood floors that set the tone for the elegance throughout. At the heart of the home, the beautifully upgraded kitchen shines with granite countertops, ceiling-height cabinetry, and premium stainless steel appliances, including a gas range and a refrigerator with ice/water dispenser (installed in 2020). Whether it's a cozy family meal or a lively dinner party, this kitchen is designed to impress. Relax in the inviting living room, complete with a fireplace, or enjoy meals in the spacious dining area. The main floor also features a powder room for added convenience. Step outside to the large deck, equipped with a built-in gas line for effortless BBQs, and enjoy the oversized backyard—perfect for outdoor activities, gardening, or simply unwinding. On the upper level, you'll find four bright, spacious bedrooms, including a luxurious master suite with a 4-piece ensuite and a walk-in closet. A versatile bonus room with hardwood flooring offers extra space for a 4th bedroom, playroom, office, or entertainment hub. With two full bathrooms on the upper floor, busy mornings are a breeze. The finished basement provides even more living space, featuring a generous recreation room and an extra fridge—ideal for entertaining or accommodating extended family. This home is move-in ready, thanks to recent updates: Brand New hot water tank, Roof installed in 2019. Fresh paint throughout, Brand-new bathroom tiles, modern hardware and Bidet-ready toilets. Located in the vibrant community of Tuscany, this home offers unparalleled access to top-notch amenities. You'll be within walking distance of the LRT station, scenic pathways, the Tuscany Club, and four highly rated schools. Enjoy local conveniences like Starbucks, Sobeys, and more, while quick access to Highway 1 and Stoney Trail makes mountain getaways a breeze. This is your chance to own a piece of Tuscany at an unbeatable price! Don't wait—schedule your showing today and make this incredible home yours. This won't last long!**

Inclusions:
Property Listed By: **Fridge in the basement
Real Broker**

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













