

# \$649,000 - 35 Tuscarora Way Nw, Calgary

MLS® #A2256871

**\$649,000**

4 Bedroom, 3.00 Bathroom, 1,601 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

**\*\* OPEN HOUSE SUN 2-4PM\*\*** Welcome to this beautifully refreshed 2-storey house with a front attached double garage, perfectly tucked away on a quiet street in one of Calgary's most desirable communities - "TUSCANY".

~~~Step inside to discover a bright, open layout with brand new waterproof vinyl flooring, plush new carpet, modern lighting, pot lights, a new hood fan, fresh designer paint, and a brand new fridge. The kitchen flows seamlessly into the cozy dining and living areas, making it perfect for family gatherings or entertaining guests. Step right outside to the oversized deck—a true highlight for summer BBQs, outdoor dining, and year-round relaxation.~~~

Upstairs, 3 spacious bedrooms plus a versatile bonus room, or optional 4th bedroom —ideal for a home office, playroom, or media space.

The primary suite offers its own private ensuite, while another full bath and a half bath serve the rest of the home with ease.

Other recent upgrades include a new roof (2022), giving you peace of mind for years to come.

Located just minutes to schools, parks, shopping, transit, and with quick access to both Crowchild Trail and Stoney Trail, this home offers unbeatable convenience and lifestyle.

Don't miss this opportunity to own a warm, updated home in family-friendly Tuscany—book your private showing today!



Built in 1998

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256871    |
| Price          | \$649,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,601       |
| Acres          | 0.09        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 35 Tuscarora Way Nw |
| Subdivision | Tuscany             |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3L2G9              |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Master Downstairs, Recreation Facilities, Sauna, See Remarks, Separate Entrance |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave, Range, Refrigerator, Washer/Dryer                             |
| Heating           | Forced Air                                                                                                              |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Basketball Court, Garden, Private Entrance, Storage, Tennis Court(s) |
| Lot Description   | Back Yard, Low Maintenance Landscape                                 |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Vinyl Siding, Wood Frame                                             |
| Foundation        | Poured Concrete                                                      |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 2                    |
| Zoning         | R-CG                 |
| HOA Fees       | 307                  |
| HOA Fees Freq. | ANN                  |

### Listing Details

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | Top Producer Realty and Property Management |
|----------------|---------------------------------------------|

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