

# \$749,000 - 130 Tuscarora Close Nw, Calgary

MLS® #A2229647

**\$749,000**

4 Bedroom, 4.00 Bathroom, 1,771 sqft

Residential on 0.12 Acres

Tuscany, Calgary, Alberta

**\*\* OPEN HOUSE: Saturday, June 14th 1-3pm**

**\*\* Welcome to this beautifully updated detached home nestled in the highly sought-after community of Tuscany. With a functional layout featuring 2 bedrooms plus a bonus room upstairs, and 2 additional bedrooms in the fully developed basement, there's plenty of space for families, guests, or a home office setup. Step inside to discover a recently renovated kitchen with modern finishes, perfect for cooking and entertaining. The open-concept main floor flows seamlessly to a large deck, ideal for summer BBQs or relaxing with your morning coffee. Enjoy the convenience of a front-attached garage and a built-in vacuum system, making daily life effortless. Outdoor lovers will appreciate quick access to bike trails, 12 Mile Coulee, and a popular off-leash dog park—plus it's just a 10-minute bike ride to the river! Located close to great restaurants, shopping, and top-rated schools, this home offers both tranquility and easy access to all amenities. Don't miss your chance to live in one of Calgary's most desirable neighborhoods—book your showing today!**



Built in 1997

## Essential Information

MLS® #                      A2229647

Price                         \$749,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,771
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	130 Tuscarora Close Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2E2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Pie

	Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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