

# \$800,000 - 34 Tuscarora Way Nw, Calgary

MLS® #A2243052

**\$800,000**

4 Bedroom, 4.00 Bathroom, 1,928 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Beautiful Walkout Home in the Heart of Tuscany!

Nestled in one of Calgary's most sought-after communities, this well-appointed home offers easy access to Stoney Trail, Crowchild Trail, and the mountains, while being just minutes from the Tuscany Club, LRT station, top-rated schools, shops, parks, scenic walking paths, and a licensed daycare. The main floor features an open-concept layout with a cozy living room complete with gas fireplace, a bright island kitchen with a corner pantry, and formal dining area. Adjacent to the eating nook are patio doors leading to the elevated south-facing deck. A convenient main floor laundry area and powder room complete this level. Upstairs, you'll find a rare and functional layout with a spacious vaulted natural light filled family room with skylights centered between the primary bedroom and additional bedrooms, providing desirable privacy and separation. Two skylights flood the upper level with natural light.

The fully finished walkout basement includes a generous recreation room with access to the lower patio. Also on this level is a fourth bedroom, den, and a 3-piece bathroom—ideal for multi-generational living, a home gym, or office space.

The front and backyard are beautifully landscaped and feature mature trees (including fruit bearing), flowering shrubs, and a fountain, providing a peaceful oasis feel.



This home is perfect for families and investors alike. The walkout basement offers excellent potential for a future secondary suite, subject to City of Calgary approval.

Move-in ready and full of charm—book your showing today and make this home yours!

Built in 1999

### Essential Information

MLS® #	A2243052
Price	\$800,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,928
Acres	0.10
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	34 Tuscarora Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2G9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Jetted Tub, No Animal Home, No Smoking Home, Open
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	Floorplan, Pantry, Skylight(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Many Trees, Private, Rectangular Lot, Sloped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 26th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	MaxWell Capital Realty
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