\$700,000 - 34 Tuscarora Way Nw, Calgary

MLS® #A2243052

\$700,000

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 bathroomâ€"ideal for multi-generational living, a home gym, or office space.

The front and backyard are beautifully

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 legal secondary suite, subject to City of Calgary approval.

Move-in ready and full of charmâ€"book your showing today and make this home yours!

Built in 1999

Essential Information

MLS® # A2243052 Price \$700,000

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 No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In

Closet(s), Ceiling Fan(s), Jetted Tub, Skylight(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 Finished, Full, Exterior Entry, Walk-Out

Exterior

Exterior Features Private Yard, Garden

Lot Description Back Yard, Front Yard, Landscaped, Rectangular Lot, Fruit

Trees/Shrub(s), Interior Lot, Many Trees, Private, Sloped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 26th, 2025

Days on Market 95

Zoning R-CG

Listing Details

Listing Office MaxWell Capital Realty

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