

**70 Tuscarora Way NW
Calgary, Alberta**

MLS # A2161622



\$959,900

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|------------------|---|---------------|-------------------|
| Division: | Tuscany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,215 sq.ft. | Age: | 1998 (26 yrs old) |
| Beds: | 6 | Baths: | 4 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.20 Acre | | |
| Lot Feat: | Environmental Reserve, Landscaped, Pie Shaped Lot | | |

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|--------------------|--|-------------------|------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s) | | |

Inclusions: N/A

HUGE CORNER LOT-(8500sf) , one of the Biggest lot in Tuscany. One side of the Home is an Environmental Reserve. Mountain Views. NEWLY RENOVATED, NEW CARPET, NEW PAINT ,, FULLY FINISHED WALK OUT HOME ON A HUGE LOT (8500 SQFT) WITH 6 BEDROOMS AND 4 FULL BATHROOMS,(MAIN FLOOR LAUNDRY ROOM, BASEMENT LAUNDRY ROOM WITH WASHER AND DRYER), STUDENT STYLE KITCHENETTE IN A PRESTIGIOUS TUSCANY COMMUNITY IN THE NORTHWEST CORNER OF CALGARY. CLOSER TO THE BOW RIVER AND BOWNESS PARK. A HOME WITH OVER 3300 SQFT OF DEVELOPED LIVING SPACE, PERFECT FOR YOUR FAMILY'S NEED. MAIN FLOOR DEN, FAMILY AND LIVING ROOM, FORMAL DINING, RENOVATED KITCHEN WITH EATING NOOK THAT WALKS OUT ONTO A HUGE DECK WITH AN UNOBSTRUCTED MOUNTAIN VIEW. UPSTAIRS HAS 4 BEDROOMS AND 2 FULL BATHROOMS, AND MAIN FLOOR HAS A FULL BATHROOM AND 3 CUSTOM OAK BUILT-IN SHELVES AND 2 GAS FIREPLACES. WALKOUT LEVEL HAS 2 BEDROOMS AND A HUGE LIVING ROOM AND A FULL BATHROOM. THE BACKYARD HAS A BASKETBALL COURT AND A FISH POND. THIS HOME BACKS ONTO A DENSE FOREST WITH GREAT VIEWS FROM ALL 3 LEVELS AND BOASTS BEAUTIFUL HARDWOOD FLOORS, VAULTED CEILINGS, SKYLIGHTS, AND MORE. . THIS HOME NEEDS A GREAT FAMILY, CALL TO VIEW TODAY. UPGRADES INCLUDE HARDWOOD FLOORS ON THE MAIN FLOOR, GRANITE COUNTERTOPS, KITCHEN APPLIANCES, NEW CHANDELIERS FOR DINING ROOM, FAMILY ROOM, AND ISLAND. ALL 4 BATHROOMS ARE RENOVATED, ADDED ATTIC INSULATION, GENERATOR BACKUP. SHINGLES REPLACED IN

2016. RECENT UPGRADE-- WASHER /DRYER COMBO HOOK UP ON MAIN FLOOR, STUDENT STYLE KITCHENETTE IN THE BASEMENT. Directions: