



## 224 Tuscarora Heights Calgary Alberta

\$699,900

Welcome to this beautifully maintained family home located in the desirable community of Tuscany conveniently located within walking distance to the C-Train station and across the street from a large green space. This charming 2-story south facing walkout home offers 3 bedrooms, 3.5 bathrooms, and over 2,400 sq. ft. of developed living space, perfect for families seeking both comfort and convenience. As you step inside, you're greeted by a bright main floor with engineered hardwood floors and large windows that flood the home with natural light. The spacious living room features a cozy gas fireplace, perfect for relaxing evenings. The adjacent kitchen is well appointed complete with ample counter space making it ideal for entertaining or family meals. The dining area offers direct access to the massive back deck and private fenced yard, providing a seamless indoor-outdoor living experience. Upstairs, you'll find a large primary bedroom with a walk-in closet and a 4-piece ensuite featuring a tub and separate shower. Two additional generously-sized bedrooms and a full bathroom complete the upper level. The fully finished walkout basement provides extra living space with a full bathroom with stand up shower, and a versatile recreation room that can be used as a home gym, office, or play area. Located on a quiet, family-friendly street, this home is close to schools, parks, shopping, and Tuscany's well-known amenities, including the Tuscany Club. With quick access to major routes like Crowchild Trail and Stoney Trail, commuting downtown or to the mountains is a breeze. New roof replaced in 2021, new hot water tank in 2023, Level 2 EV charging port in garage, stamped concrete under the large deck and concrete stairs on the west side of the home. Don't miss your chance to call this fantastic property home! Book your private showing today. (id:6769)

3pc Bathroom 5.00 Ft x 7.50 Ft

Recreational, Games room 22.00 Ft x 15.50 Ft

Storage 9.92 Ft x 10.50 Ft

Furnace 22.08 Ft x 18.42 Ft

2pc Bathroom 7.50 Ft x 2.50 Ft

Dining room 9.83 Ft x 12.17 Ft

Laundry room 5.67 Ft x 6.00 Ft

Living room 13.17 Ft x 20.92 Ft

4pc Bathroom 9.42 Ft x 4.92 Ft

4pc Bathroom 9.42 Ft x 8.42 Ft

Bedroom 10.00 Ft x 13.67 Ft

Bedroom 12.75 Ft x 10.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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Kitchen 14.67 Ft x 12.25 Ft

Primary Bedroom 17.75 Ft x 15.00 Ft