



# 70 Tuscarora Way Calgary Alberta

\$969,000

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 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. (jd:6769)

Primary Bedroom 12.58 Ft x 19.58 Ft

5pc Bathroom 10.25 Ft x 6.17 Ft

Other 5.67 Ft x 16.92 Ft

4pc Bathroom 9.42 Ft x 5.42 Ft

Bedroom 12.75 Ft x 9.17 Ft

Bedroom 12.58 Ft x 9.33 Ft

Bedroom 11.25 Ft x 14.08 Ft

Bedroom 12.83 Ft x 10.92 Ft

Laundry room 6.42 Ft x 8.67 Ft

Bedroom 14.50 Ft x 11.67 Ft

Recreational, Games room 23.67 Ft x 13.25 Ft

Other 7.50 Ft x 11.83 Ft

3pc Bathroom 5.50 Ft x 6.83 Ft

Office 11.00 Ft x 9.92 Ft

Kitchen 13.83 Ft x 15.33 Ft

Living room 11.50 Ft x 12.50 Ft

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**Mirror**

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4pc Bathroom 7.67 Ft x 4.92 Ft  
Family room 10.58 Ft x 6.08 Ft

Dining room 13.33 Ft x 8.75 Ft