



## 106 Tuscarora Crescent Calgary Alberta

\$719,900

NEW PRICE - SEPT 10..... RARE WALKOUT BUNGALOW WITH SOUTH BACKYARD IN TUSCANY! Welcome to 106 Tuscarora Crescent NW - a beautifully maintained 1363 sq. ft. walkout bungalow with a sunny south-facing backyard. A perfect option for downsizers or those seeking single-level living with added space. The main floor features vaulted ceilings, hardwood floors, and a 2-way gas fireplace separating the dining and living areas. The kitchen offers granite counters, gas stove, stainless steel appliances, and an island for added prep space. The primary bedroom includes a walk-in closet and a 4-piece ensuite with separate tub and shower. A versatile second bedroom/den and main-floor laundry in the half bath add extra functionality. The finished walkout basement offers a spacious family room with gas fireplace, garden door to covered patio, an additional bedroom, full bath, and large storage/mechanical room with potential for further development. Additional features include: Newer high-efficiency furnace & hot water tank, Landscaped & fenced yard with garden shed, South-facing deck & covered patio, Large driveway with space for multiple vehicles. Close to Tuscany's pathways, schools, LRT, and shopping. Don't miss this one--book your showing today or view the 3D virtual tour! (id:6769)

4pc Bathroom 7.58 Ft x 4.92 Ft  
Bedroom 13.08 Ft x 11.00 Ft  
Family room 21.83 Ft x 16.58 Ft  
Furnace 28.42 Ft x 23.17 Ft  
2pc Bathroom 7.92 Ft x 6.00 Ft  
4pc Bathroom 8.92 Ft x 8.83 Ft

Primary Bedroom 17.08 Ft x 13.17 Ft  
Bedroom 12.25 Ft x 10.50 Ft  
Kitchen 15.00 Ft x 14.08 Ft  
Dining room 13.33 Ft x 9.75 Ft  
Living room 18.25 Ft x 18.08 Ft  
Laundry room 1.08 Ft x 1.08 Ft

Listing Presented By:



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