



# 170 Tuscarora Circle Calgary Alberta

\$750,000

Welcome to 170 Tuscarora Circle NW, a beautifully updated two-storey home located in the highly sought-after community of Tuscany. This inviting property features 3 spacious bedrooms and 2.5 bathrooms and has been thoughtfully upgraded with brand-new luxury vinyl plank flooring on the main level, fresh carpeting upstairs, and new light fixtures. The home also includes a newer high-efficiency furnace and hot water tank, ensuring energy efficiency and comfort. The open-concept main floor boasts a bright living area, perfect for entertaining or family gatherings, while the kitchen offers ample space for meal preparation and dining. Upstairs, you'll find the generously sized primary bedroom with a large closet and ensuite bathroom, two additional bedrooms and a full bathroom. The unfinished basement presents an excellent opportunity to customize and expand your living space to suit your needs. This home is within walking distance of two public schools and one Catholic School, making it an ideal spot for families. It's also a short drive to Tuscany Market, with easy access to grocery stores, cafes, and essential services. Additionally, it's conveniently close to the Tuscany LRT station, offering quick access to downtown Calgary and beyond. With recent updates and a prime location near schools, shopping, and transit, this home is a fantastic opportunity to enjoy all the perks of living in one of Calgary's most family-friendly neighborhoods. Don't miss out on this gem! (id:6769)

4pc Bathroom 4.83 Ft x 8.17 Ft

4pc Bathroom 12.67 Ft x 6.00 Ft

Primary Bedroom 13.08 Ft x 14.58 Ft

Bedroom 12.17 Ft x 10.08 Ft

Bedroom 12.17 Ft x 10.17 Ft

Dining room 14.08 Ft x 8.83 Ft

Family room 14.67 Ft x 15.42 Ft

Kitchen 17.08 Ft x 16.42 Ft

Living room 12.50 Ft x 13.50 Ft

Office 10.25 Ft x 9.08 Ft

2pc Bathroom 5.42 Ft x 5.17 Ft

Listing Presented By:



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eXp Realty

<https://www.sampond.ca/>

**RE/MAX Realty Professionals**

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