



# 70 Tuscarora Close Calgary Alberta

\$709,800

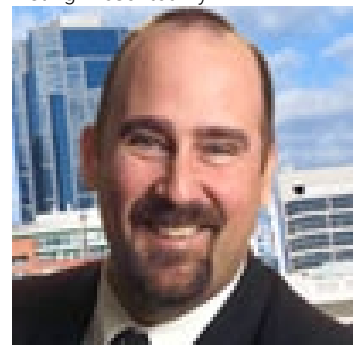
Welcome to this immaculate & beautifully updated 4-bedroom, 3.5-bathroom family home, offering over 2,569 sq. ft. of developed living space. Pride of ownership is evident in this home, perfectly positioned on a quiet street in family-friendly Tuscan. Step inside to be greeted by a spacious foyer, leading to a bright, open-concept main level with gleaming laminate floors. The functional kitchen features stainless steel appliances, a central island, additional storage, & a pantry, making it perfect for hosting family & friends. The spacious living room with a cozy gas fireplace & built-in shelves, is ideal for everyday family living & entertaining. Those working from home will appreciate the main-floor office/den, a private space for staying productive. A bright breakfast nook, laundry room, & half bath complete the main level. Upstairs, the master bedroom is impressively spacious! It includes a walk-in closet & luxurious ensuite with a heated floor. Two generous bedrooms come with a beautifully updated bathroom. The bonus room was converted into a fourth bedroom with a closet & door. It can easily be reversed if your family's needs change. The fully finished basement expands your living space, offering a large family room with a stunning electric fireplace, storage, & full 3-piece luxurious bathroom. The basement looks new & is one of the home's highlights. Step outside to your oversized, low-maintenance backyard with a big deck, new grass, lilac, & cherry bushes. It's perfect for BBQs, playtime, & family gatherings. The oversized garage adds functionality & comfort. This home boasts extensive upgrades including: newer roof (2015), new grass/landscape (2020), all bathrooms equisitely renovated: new toilets, sinks, bathtubs/shower stands, tile, flooring, light fixtures, shower heads/faucets (2019), all windows & doors replaced (2020), furnace (2022), basement fully ...

Family room 22.00 Ft x 13.42 Ft  
 Furnace 8.17 Ft x 10.50 Ft  
 3pc Bathroom 6.83 Ft x 7.33 Ft  
 Foyer 8.75 Ft x 4.58 Ft  
 Office 11.83 Ft x 9.08 Ft  
 Living room 11.83 Ft x 14.50 Ft

Pantry 3.67 Ft x 3.67 Ft  
 2pc Bathroom 6.17 Ft x 7.50 Ft  
 Primary Bedroom 16.58 Ft x 14.00 Ft  
 Bedroom 9.50 Ft x 11.83 Ft  
 Bedroom 9.50 Ft x 10.17 Ft  
 Bedroom 17.00 Ft x 14.00 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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Kitchen 10.67 Ft x 10.75 Ft

Dining room 10.67 Ft x 8.00 Ft

4pc Bathroom 6.00 Ft x 8.33 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft