

# \$725,000 - 23 Tuscarora Close Nw, Calgary

MLS® #A2226966

**\$725,000**

4 Bedroom, 4.00 Bathroom, 1,695 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Welcome to the vibrant area of Tuscarora in the fantastic community of Tuscany!

This lovely family home has been well cared for and offers generous space and thoughtful design, ideal for busy families. The main level features an open-concept layout with a bright kitchen, dining area, and cozy living room complete with a corner gas fireplace. Large windows and a convenient side door lead to the spacious deck, creating a seamless flow to outdoor living.

Upstairs, the expansive bonus room provides a third versatile living space—perfect for relaxing, entertaining, or creating a playroom or home office.

The newly developed walk-out basement is designed as a secondary suited area, with big windows and a French door to the covered outdoor patio area surrounded by lush foliage and a peaceful pond. The basement renovations include large bedroom, a full bathroom, kitchenette, separate laundry, and living space—ideal for multi-generational living or extended family accommodations. The outdoor space is truly exceptional, with meticulously landscaped gardens featuring fruit trees, perennials, a tranquil pond, and mature trees and shrubs.

Move-in ready with room to personalize—this welcoming home offers comfort, flexibility, and natural beauty in one of Calgary's most sought-after neighbourhoods. Set up your personal viewing and come and see if this is



the house you will soon call home!

Built in 1997

### Essential Information

MLS® #	A2226966
Price	\$725,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,695
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	23 Tuscarora Close Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2B7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Garden
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	10
Zoning	R-CG

## Listing Details

Listing Office	Property Solutions Real Estate Group Inc.
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