

# \$764,900 - 166 Tuscarora Close Nw, Calgary

MLS® #A2226611

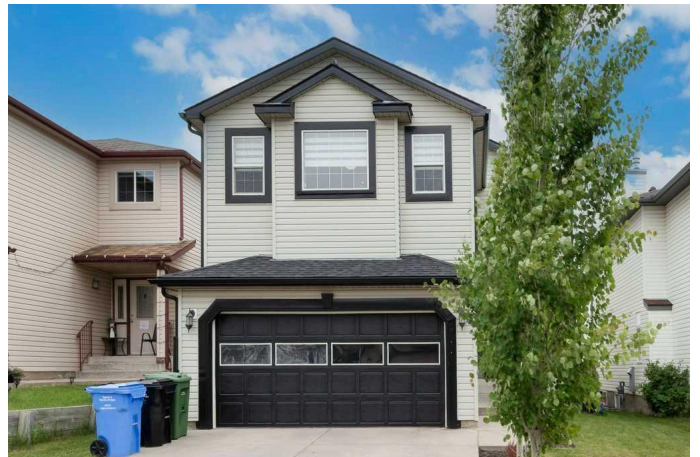
**\$764,900**

5 Bedroom, 4.00 Bathroom, 2,088 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

LOOKING FOR ONE OF THE BEST HOMES ON ONE OF THE BEST STREETS IN HIGHLY SOUGHT AFTER COMMUNITY OF TUSCANY? UNOBSTRUCTED MOUNTAIN VIEWS? SOUTH BACKYARD? SEPARATE ENTRANCE TO THE BASEMENT? You have found the perfect home for your family. This delightful 2-storey home is BRIGHT AND OPEN with LARGE WINDOWS THROUGHOUT ALLOWING NATURAL SUNLIGHT TO PERMEATE from THE SOUTH FACING REAR WINDOWS. This home has so many delightful features including gorgeous hardwood on the main floor, richly stained cabinets, luscious granite countertops with breakfast bar in the kitchen, sleek stainless steel appliances, MODERNIZED KITCHEN, LOTS OF STORAGE SPACE, and ideal floorplan featuring kitchen nook, separate dining room, living room with STONE FACING GAS FIREPLACE AND MIRROR ABOVE MANTLE GIVING THE HOME AN EXECUTIVE-POSCHÉ FEELING. Upstairs you will find a HUGE Bonus Room with vinyl plank flooring, 3 beautiful family-sized bedrooms, Primary Master bedroom with a generous ensuite, and upgraded finishing like rounded corners, knock-down textured ceilings, updated lighting, and just an OVERALL SENSE OF PRIVACY AND COMFORT. MILLION DOLLAR MOUNTAIN VIEWS FROM THE SOUTH FACING SUNNY LOT, AND MASSIVE REAR DECK. Must see



to truly appreciate this STUNNING HOME -  
ready to move in before school starts.

Built in 1997

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226611    |
| Price          | \$764,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,088       |
| Acres          | 0.11        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 166 Tuscarora Close Nw |
| Subdivision | Tuscany                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3L 2E3                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                 |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Gas Stove |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | None                                                          |
| Fireplace         | Yes                                                           |

|                 |                         |
|-----------------|-------------------------|
| # of Fireplaces | 1                       |
| Fireplaces      | Gas, Living Room, Stone |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 80             |
| Zoning         | R-CG           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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