# **\$649,900 - 127 Tuscarora Way Nw, Calgary**

MLS® #A2249536

## \$649,900

3 Bedroom, 3.00 Bathroom, 1,432 sqft Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Welcome Home! This 2 storey walk-out featuring a BRAND NEW ROOF sits on a large south facing lot and is tucked away on a quiet street providing a peaceful setting with plenty of space inside and out.

The main floor showcases a bright kitchen with white cabinetry, a central island, and spacious dining nook that opens directly onto the deck (Mountain View!) â€" perfect for everyday meals, entertaining and soaking in the sun. A cozy living room with fireplace and a large south-facing window brings in an abundance of natural light into your main living area all day long. A 2 piece powder room and laundry complete the main.

Upstairs, you'II find the wonderful primary bedroom with a vaulted ceiling, a very large walk-in closet, and a cheater door to the 4-piece family bathroom (space and potential to add a private ensuite should you prefer). The upper level also offers 2 more generously sized bedrooms, each with custom closets, providing plenty of storage and functionality. This home was created with function in mind for a growing family.

The fully developed walk-out basement expands your living space with a generous recreation room, a full 4-piece bathroom, storage room, and access to the large south-facing yard - notably larger than most in the area and wonderful for families to grow







and entertain. The double attached garage provides excellent parking and storage, with plenty of driveway space as well.

This home also presents huge potential for a live-up/rent-down setup, making it attractive for both families and investors. Ideally located close to bus routes, the C-Train, schools, and all amenities, it's the perfect blend of comfort and convenience. Set up a private showing of this terrific home in Tuscany today!

Built in 2001

#### **Essential Information**

MLS® # A2249536 Price \$649,900

Bedrooms 3
Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,432 Acres 0.10 Year Built 2001

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 127 Tuscarora Way Nw

Subdivision Tuscany
City Calgary
County Calgary
Province Alberta
Postal Code T3L2G9

# **Amenities**

Amenities None Parking Spaces 4

Parking Double Garage Attached, Driveway

# of Garages 2

# Interior

Interior Features Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home,

No Smoking Home, Vinyl Windows

Appliances Dishwasher, Electric Stove, Range Hood, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

# **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed August 19th, 2025

Days on Market 74

Zoning R-CG

HOA Fees 298

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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