

# \$699,000 - 150 Tuscarora Way Nw, Calgary

MLS® #A2232332

**\$699,000**

5 Bedroom, 4.00 Bathroom, 1,615 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Modern, Open & Bright Family Home in the Heart of Tuscany!

Welcome to this beautifully updated, move-in-ready home on a quiet street in the highly sought-after, family-friendly community of Tuscany. Step inside to a spacious and functional mudroom, complete with coat hooks, shoe rack, and corner closetâ€”perfect for keeping everything organized. The bright, open-concept main floor is designed for both entertaining and everyday living, featuring luxury laminate flooring and an abundance of natural light. The stylish kitchen is equipped with quartz countertops, mosaic tile backsplash, a central island, and a generous walk-in corner pantry. Extended cabinetry into the dining area offers excellent storage. From the dining space, step out to the backyard deckâ€”ideal for summer BBQs and outdoor dining. The cozy living room centers around a gas fireplace with a wood mantle and beautiful Brick-faced surround, creating a warm and inviting atmosphere. Upstairs, a spacious bonus room with a storage closet offers versatility as a 4th bedroom, home office, or playroom, all while enjoying south-facing mountain views. The primary suite includes a large walk-in closet and private 4-piece ensuite. Two additional bedrooms and a refreshed 4-piece bath with quartz counters and modern tile complete the upper level. The fully finished basement features a large family room, an additional bedroom, a stylish 3-piece bath with glass surround stand up shower, and



a well-designed laundry/storage area. Step outside to a beautifully landscaped, family-friendly backyard complete with a swing and slide set, a sandbox, a raised vegetable garden, and a greenhouse for homegrown produce. There's plenty of grassy space for kids to play and room to relax or entertain. Rain barrels offer an eco-friendly watering solution for garden enthusiasts. Additional features include a newer roof, new furnace and central A/C Unit INSTALLED IN 2023, ring doorbell camera, and full access to the Tuscan Club, with year-round amenities like a splash park, skatepark, tennis courts, skating rinks, and more. Enjoy the convenience of being just a short walk to the C-Train, with quick access to schools, parks, shopping, and major roadways. An exceptional opportunity to own a stylish, well-maintained home in one of NW Calgary's most desirable communities – don't miss it!

Built in 1998

**Essential Information**

MLS® #	A2232332
Price	\$699,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,615
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	150 Tuscarora Way Nw
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Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2H1

### **Amenities**

Amenities	Clubhouse, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	23
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

RE/MAX House of Real Estate

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