

130 Tuscarora Close NW
Calgary, Alberta

MLS # A2215900

\$779,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,771 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: Backyard Shed

**** OPEN HOUSE: Saturday, May 3rd 1-3pm **** Welcome to your dream home in the heart of Tuscany, one of NW Calgary's most sought-after communities! This well-maintained 4-bedroom detached home with a front-attached garage backs onto stunning walking trails, offering privacy, nature, and a true sense of tranquility. The bright and spacious open-concept main floor features a functional layout perfect for everyday living and entertaining. The kitchen flows effortlessly into the dining and living areas, making it the heart of the home. Upstairs, you'll find a bonus room ideal for a family lounge, home office, or playroom, along with generously sized bedrooms with walk in closets, a primary bedroom ensuite and another full bathroom. The fully finished basement includes two additional bedrooms and a full bathroom — perfect for teenagers, guests, or extended family — while still offering ample storage space. Enjoy everything this family-friendly community has to offer, with easy access to Stoney Trail, nearby schools, parks, and shopping just minutes away. Don't miss out on this move-in ready home in a prime location that truly has it all!