

**23 Tuscarora Close NW**  
**Calgary, Alberta**

**MLS # A2226966**



**\$725,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,695 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** lower suite appliances: refrigerator, dishwasher, microwave, washer, dryer. Pond pump, garden compost bin, large mirrors (2)

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!