

# \$762,500 - 20 Tuscarora Place Nw, Calgary

MLS® #A2261026

## \$762,500

4 Bedroom, 3.00 Bathroom, 1,879 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Open House Saturday October 4 & Sunday October 5: 1pm - 4pm. Nestled in the welcoming community of Tuscany, this beautifully updated home at 20 Tuscarora Place offers a perfect blend of modern comfort and exceptional convenience. You'll enjoy easy access to public transportation, the C-Train, Stoney Trail, and all the local amenities Tuscany has to offer. Step inside to be greeted by stunning hardwood floors and a versatile flex room at the entry, ideal for a formal dining area or home office. The heart of the home is the extensively updated kitchen, boasting new cabinetry, upgraded stainless steel appliances, and elegant granite countertops. This flows seamlessly into a spacious living room, anchored by a cozy gas fireplace. Upstairs, a large bonus room provides the perfect space for family movie nights. The generous primary bedroom easily accommodates a king-size bed and features a large walk-in closet and an updated three piece en-suite with a custom tiled shower. Two additional well-proportioned bedrooms and a fully renovated four piece main bathroom complete this level. The fully finished lower level adds valuable living space with a fourth bedroom and a large recreation room, perfect for entertainment. Outside, your private backyard is an oasis for family, friends, and pets, featuring a large deck, a fire pit for evening gatherings, and a sizable shed for extra storage. This move-in-ready home is not only beautiful but also smartly updated, with



recent replacements including the furnace, hot water tank, majority of windows, garage door opener and the welcome addition of central air conditioning. This is a fantastic opportunity to own a fully featured home that is ready for you to simply unpack and enjoy.

Built in 1998

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2261026    |
| Price          | \$762,500   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,879       |
| Acres          | 0.09        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 20 Tuscarora Place Nw |
| Subdivision | Tuscany               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3L 2G1               |

**Amenities**

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

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters |
|-------------------|---|

|                 |  |
|-----------------|--|
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas  |
| Cooling         | Central Air  |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas, Living Room   |
| Has Basement    | Yes  |
| Basement        | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot, Street Lighting, Treed |
| Roof              | Asphalt  |
| Construction      | Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 1                 |
| Zoning         | R-CG              |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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