

**209 Tuscarora Place NW**  
**Calgary, Alberta**

**MLS # A2210812**



**\$699,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,726 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Few Trees, Lawn, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island		

**Inclusions:** Refrigerator (as-is), Storage shed

This charming home offers a functional layout, mountain views, and a west-facing backyard! The backyard is fully fenced and landscaped with mature trees, lawn, and a patio—ideal for outdoor living. Inside, the kitchen is equipped with stainless steel appliances, an island with breakfast bar seating, and direct access to the back deck. It opens to the family room, which features a fireplace with tile surround and wooden mantle for a cozy atmosphere. The living room at the front of the home connects directly to the dining room, creating a practical main floor layout. Also on the main level is a bathroom with laundry, adding convenience to daily routines. Upstairs, you’ll find four bedrooms, including a primary suite with great mountain views, a 4-piece ensuite with skylight, and ample closet space. The additional bedrooms are well-sized and versatile. The fully finished basement offers a large rec room and family room area, a 3-piece bathroom, and a den/flex room—ideal for a home office or an additional space to suit your individual needs. Located in a quiet neighborhood, this well situated home is close to schools, walking paths and all amenities!