

# \$729,000 - 78 Tuscarora Close Nw, Calgary

MLS® #A2262124

**\$729,000**

4 Bedroom, 4.00 Bathroom, 1,690 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

This beautifully maintained home in the desirable community of Tuscany offers a bright and open main floor that seamlessly blends the living, dining, and kitchen areas into a covered outdoor pergola space, perfect for entertaining or everyday living. Rich hardwood floors flow through the main living areas and are complemented by high-end trim, crown moulding, and stately columns, while an elevated stone tile gas fireplace adds warmth and character. The elegant white kitchen features a built-in wine and coffee bar, breakfast bar, corner pantry, a full appliance package including a new dishwasher, and stunning tile finishes with mosaic backsplash and oversized modern floor tiles, all enhanced by large windows that flood the space with natural light. Upstairs, the spacious primary suite offers a huge walk-in closet and a sleek ensuite finished with dark tile, glass shower enclosure with a rainfall showerhead, double sinks, ample cabinetry, and a built-in medicine shelf. Two additional bedrooms are generously sized, making them ideal for children, guests, or home office setups. The main floor also includes convenient laundry with a new washer and dryer.

The fully developed basement expands your living space with another full living room, bedroom, a full bathroom, and multiple storage areas. Outside, the backyard is a true highlight-featuring an expansive deck with a BBQ gas line, established flower beds, and a



covered pergola perfectly suited for outdoor dining or creating your own private oasis. A double attached garage adds plenty of storage and parking. This home is equipped with a high-efficiency furnace (2020) and a Bradford White 50-gallon natural gas hot water tank (2020), offering peace of mind and energy efficiency for years to come.

Located just a few steps away from Tuscarora Place playground, scenic walking trails, and a dog park, and with quick access to schools, shopping, and major commuter routes, this home offers the perfect blend of comfort, elegance, and convenience.

Built in 1997

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2262124    |
| Price          | \$729,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,690       |
| Acres          | 0.09        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 78 Tuscarora Close Nw |
| Subdivision | Tuscany               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3L 2E2               |

## Amenities

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

## Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home                                  |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                         |
| Cooling           | Central Air                                                                                     |
| Fireplace         | Yes                                                                                             |
| # of Fireplaces   | 1                                                                                               |
| Fireplaces        | Gas                                                                                             |
| Has Basement      | Yes                                                                                             |
| Basement          | Full                                                                                            |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Fire Pit, Garden |
| Lot Description   | Few Trees                               |
| Roof              | Asphalt Shingle                         |
| Construction      | Stone, Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 31                |
| Zoning         | R-CG              |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Hope Street Real Estate Corp. |
|----------------|-------------------------------|

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