

# \$740,000 - 34 Tuscarora Way Nw, Calgary

MLS® #A2243052

**\$740,000**

4 Bedroom, 4.00 Bathroom, 1,928 sqft

Single Family on 0.10 Acres

Tuscany, Calgary, Alberta

Beautiful Walkout Home in the Heart of Tuscany! Nestled in one of Calgary's most sought-after communities, this well-appointed home offers easy access to Stoney Trail, Crowchild Trail, and the mountains, while being just minutes from the Tuscany Club, LRT station, top-rated schools, shops, parks, scenic walking paths, and a licensed daycare. The main floor features an open-concept layout with a cozy living room complete with gas fireplace, a bright island kitchen with a corner pantry, and formal dining area. Adjacent to the eating nook are patio doors leading to the elevated south-facing deck. A convenient main floor laundry area and powder room complete this level. Upstairs, you'll find a rare and functional layout with a spacious vaulted natural light filled family room with skylights centered between the primary bedroom and additional bedrooms, providing desirable privacy and separation. Two skylights flood the upper level with natural light. The fully finished walkout basement includes a generous recreation room with access to the lower patio. Also on this level is a fourth bedroom, den, and a 3-piece bathroom—ideal for multi-generational living, a home gym, or office space. The front and backyard are beautifully landscaped and feature mature trees (including fruit bearing), flowering shrubs, and a fountain, providing a peaceful oasis feel. This home is perfect for families and investors alike. The walkout basement offers excellent potential for a future



legal secondary suite, subject to City of Calgary approval.Move-in ready and full of charmâ€”book your showing today and make this home yours! (id:6289)

Built in 1999

**Essential Information**

Listing #	A2243052
Price	\$740,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,928
Acres	0.10
Year Built	1999
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	34 Tuscarora Way Nw
Subdivision	Tuscany
City	Calgary
Province	Alberta
Postal Code	T3L2G9

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Refrigerator, Dishwasher, Stove, Hood Fan, Washer & Dryer
Heating	Natural gas Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out

## Exterior

Exterior	Vinyl siding
Exterior Features	Fruit trees, Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 15th, 2025 at 3:16am PDT