

# \$649,900 - 127 Tuscarora Way Nw, Calgary

MLS® #A2249536

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,432 sqft  
Residential on 0.10 Acres

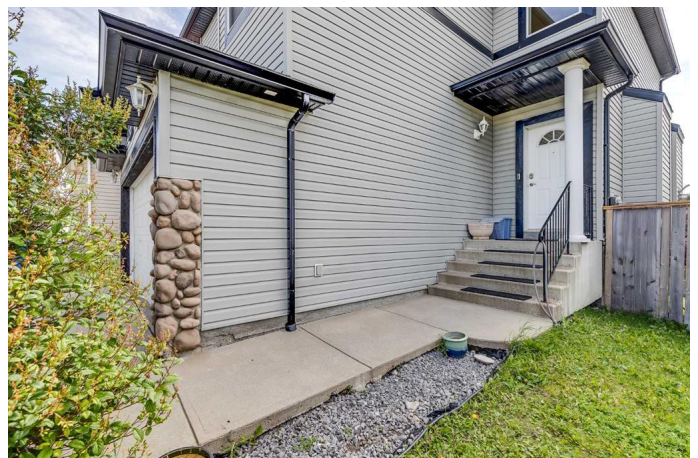
Tuscany, Calgary, Alberta

Welcome Home! This 2 storey walk-out featuring a BRAND NEW ROOF sits on a large south facing lot and is tucked away on a quiet street providing a peaceful setting with plenty of space inside and out.

The main floor showcases a bright kitchen with white cabinetry, a central island, and spacious dining nook that opens directly onto the deck (Mountain View!) – perfect for everyday meals, entertaining and soaking in the sun. A cozy living room with fireplace and a large south-facing window brings in an abundance of natural light into your main living area all day long. A 2 piece powder room and laundry complete the main.

Upstairs, you™ll find the wonderful primary bedroom with a vaulted ceiling, a very large walk-in closet, and a cheater door to the 4-piece family bathroom (space and potential to add a private ensuite should you prefer). The upper level also offers 2 more generously sized bedrooms, each with custom closets, providing plenty of storage and functionality. This home was created with function in mind for a growing family.

The fully developed walk-out basement expands your living space with a generous recreation room, a full 4-piece bathroom, storage room, and access to the large south-facing yard - notably larger than most in the area and wonderful for families to grow



and entertain. The double attached garage provides excellent parking and storage, with plenty of driveway space as well.

This home also presents huge potential for a live-up/rent-down setup, making it attractive for both families and investors. Ideally located close to bus routes, the C-Train, schools, and all amenities, itâ€™s the perfect blend of comfort and convenience. Set up a private showing of this terrific home in Tuscany today!

Built in 2001

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249536    |
| Price          | \$649,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,432       |
| Acres          | 0.10        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 127 Tuscarora Way Nw |
| Subdivision | Tuscany              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3L2G9               |

**Amenities**

|                |      |
|----------------|------|
| Amenities      | None |
| Parking Spaces | 4    |

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

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Window Coverings                                             |
| Heating           | Forced Air, Natural Gas                                                                              |
| Cooling           | None                                                                                                 |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Gas                                                                                                  |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full                                                                                                 |

## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                    |
| Lot Description   | Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Vinyl Siding, Wood Frame                                          |
| Foundation        | Poured Concrete                                                   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 70                |
| Zoning         | R-CG              |
| HOA Fees       | 298               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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