

106 Tuscarora Crescent NW  
Calgary, Alberta

MLS # A2244400



**\$719,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,363 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** NA

**NEW PRICE - SEPT 10..... RARE WALKOUT BUNGALOW WITH SOUTH BACKYARD IN TUSCANY!** Welcome to 106 Tuscarora Crescent NW — a beautifully maintained 1363 sq. ft. walkout bungalow with a sunny south-facing backyard. A perfect option for downsizers or those seeking single-level living with added space. The main floor features vaulted ceilings, hardwood floors, and a 2-way gas fireplace separating the dining and living areas. The kitchen offers granite counters, gas stove, stainless steel appliances, and an island for added prep space. The primary bedroom includes a walk-in closet and a 4-piece ensuite with separate tub and shower. A versatile second bedroom/den and main-floor laundry in the half bath add extra functionality. The finished walkout basement offers a spacious family room with gas fireplace, garden door to covered patio, an additional bedroom, full bath, and large storage/mechanical room with potential for further development. Additional features include: Newer high-efficiency furnace & hot water tank, Landscaped & fenced yard with garden shed, South-facing deck & covered patio, Large driveway with space for multiple vehicles. Close to Tuscany's pathways, schools, LRT, and shopping. Don't miss this one—book your showing today or view the 3D virtual tour!