7 Tuscarora Point NW

Calgary | Active | MLS® A2359373

$924,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1996**	**2,306.14 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Realty Focus

A closer look

GREEN SPACE OUT BACK, SUN ALL DAY AND A HOT TUB UNDER THE STARS! On a quiet Tuscany cul-de-sac with a south-facing yard that opens right onto the pathways and Twelve Mile Coulee, this 2-storey walkout has over 3,000 sq ft of developed space and a setting you really can’t find anymore. Walk in under the soaring 2-storey entry and you’ll feel it right away. There’s a formal living room with GAS FIREPLACE, a formal dining room ready for holiday dinners, and a kitchen with TWO PANTRIES and a sunny breakfast nook that opens to a full-width SOUTH-FACING DECK where you’ll have your morning coffee and host summer BBQs. Upstairs, the vaulted BONUS ROOM is the heart of the home. It has its own GAS FIREPLACE and room for movie nights, game days and everyone you know. That level also has 3 bedrooms, UPSTAIRS LAUNDRY, a full bath and a primary retreat with WALK-IN CLOSET and JETTED-TUB ensuite. Downstairs, the walkout is the ultimate hangout, with a FULL WET BAR, SLATE POOL TABLE, built-in oak cabinetry, a 4th bedroom and a full bath, and then you step straight out to the covered patio and SALTWATER HOT TUB for private soaks all year long. Mature trees, low-maintenance landscaping, a FIREPIT and IN-GROUND IRRIGATION finish the yard, and the big updates are done with TRIPLE-PANE WINDOWS (2017 and 2020), 30+ year shingles (2015) and an updated front door. The LRT, shopping, the Community Centre and schools are all within walking distance, and Stoney Trail is 5 minutes away. 4 beds, 3.5 baths, a double attached garage, two fireplaces and green space right outside your back door. This is the house everyone will want to be at. DON'T MISS OUT!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359373
Bedrooms	4
Bathrooms	4
Year Built	1996
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	2,306.14 sq. ft.
Acreage:	No
Lot Area:	4,779 sq. ft.
Lot Frontage:	48'10"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1996 (Age: 30)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9512708
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2

Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Tuscany
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Humidifier, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	Pool Table, Hot Tub
Restrictions:	None Known
Main Floor	Breakfast Nook · 11' × 10'11" ·
Main Floor	Dining Room · 12'7" × 12'1" ·
Main Floor	Kitchen · 16'6" × 13'9" ·
Main Floor	Living Room · 15'7" × 14'8" ·
Upper Level	Bonus Room · 18'1" × 17'11" ·
Upper Level	Bedroom · 11'9" × 10'1" ·
Upper Level	Bedroom · 14' × 9'5" ·
Upper Level	Laundry · 7'3" × 5'5" ·
Upper Level	Bedroom - Primary · 14'1" × 13'4" ·
Basement	Bedroom · 12'1" × 9'7" ·
Basement	Game Room · 32' × 21'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Separate Entrance, Storage
Exterior Features:	Balcony, Storage
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Nov 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7-tuscarora-point-nw-calgary-a2359373/

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