



Calgary-A-Tuscany
87 TUSCARORA Crescent NW

LP \$ 564,800
MLS #: C3631960

Status: **Active** **Type:** Residential Detached Single Family
DOM: 43 **Style:** 2 Storey
Rms Abv Gd: 6 **Year Built:** 1998
Bedrms: Above: 3/Ttl: 3 **Basement:** Full
Full/Half Baths: 2/1 **Bsmnt Dev:** Unfinished
Tot Flr SqFt: 1758.84 **Total Sq M:** 163.4

Welcome home to the sought after community of Tuscany. This home truly has no comparison in the market. A great size for a family, with wide open modern living spaces, the home is meticulously finished. Top grade hand scraped hickory wood floors are found throughout the main floor. A chef's kitchen, with more storage and custom cabinet space than you'll find in any other home in this range, is absolutely stunning with quartz countertops. The home has undergone a full \$120,000 + renovation. It features two gas fireplaces, a large bonus room, comfortable MBR with ensuite and walk-in closet, and two great size bedrooms on the second floor. The home's flat painted ceilings add to the modern aesthetic. The renovation was completed by an award winning design and renovation firm. The basement awaits your development. This property is a rare offering in today's market, don't miss your chance to call this one of a kind residence home!.

Directions:

Virtual Tour:

Brochure: http://markdevernden.com/87-tuscarora-crescent-nw/#.U_4au2cg9L

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss: 09/26/14	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>	
Full Baths:	0	1	0	1	0	0	Occupancy: Seller	Main:	71.2	766.40	
Enst Baths:		0	0	1	0	0		Uppr:	92.2	992.44	
Add Rms:	Finish Levels: 2						Garage Dim:	AbGd:	163.4	1758.84	
Fin Fpl/Rgh:	2/	Fplc Fuel: Gas Only					Elem Schl:	www.cbe.ab.ca	Lowr:		
Fireplace:	Mantel, Corner, Tile Surround						Middle Schl:	www.cbe.ab.ca	BIGd:		
Parking:	Double Garage Attached						High Schl:	www.cbe.ab.ca	Total A.G:	163.4	1,758.84

Living Room:	5.8x3.8	M	Master Bdrm:	3.7x3.6	U
Dining Room:			Bedrm 2:	3.4x2.9	U
Kitchen:	5.4x5.2	M	Bedrm 3:	3.4x2.7	U
Family Room:			Bedrm 4:		
Den:			Breakfast Nook	3.73x1.75	M
Bonus Room:	5.2x4.6	U			

Flooring:	Carpet, Linoleum	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Vinyl, Stone	Remodel:	
Site Influen:	Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Public Transportation	Features:	Deck, Vaulted Ceiling, No Smoking Home, Exterior Walls-2x6', Detectors Smoke
Goods Incl:	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Garage Opener-2 Control, Window Coverings-All	Amenities:	
Warranty:	None	Restrict:	UTILR
Front Exposure:	SE	Goods Excl:	

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	2/4			
Reg Size:				

Total Lot M2:	350.0	Lot Dimen:	
Frontage:	11.4	Lot Shape:	Rectangular
Depth:	30.7	Zoning:	R-C1N
Conform:		Front Expos:	SE
	Cnform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 2,608 - 2014	Local Improver	