



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

106 Tuscarora Crescent NW
Calgary, Alberta

MLS # A2244400



\$734,900

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

****OPEN HOUSE SAT AUG 16 FROM 1-3PM**** 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!