

# \$924,900 - 200 Tuscarora Heights Nw, Calgary

MLS® #A2203190

**\$924,900**

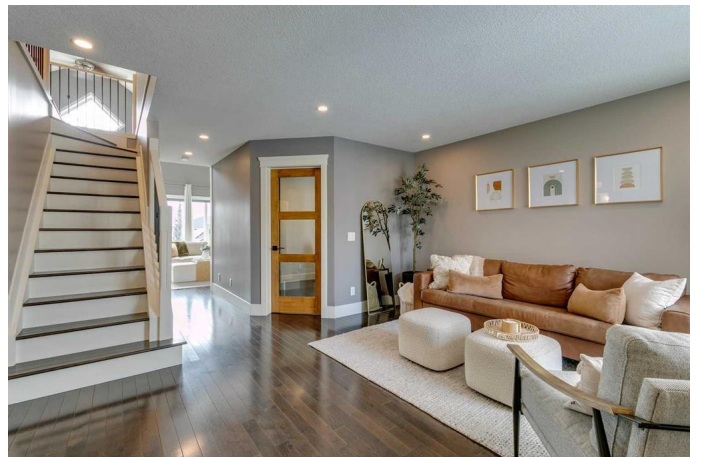
4 Bedroom, 4.00 Bathroom, 1,958 sqft  
Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Welcome to this exceptional, fully renovated home in the prestigious community of Tuscany. Located on an extra-wide street and across from a peaceful park, the setting is serene. Over \$75,000 spent on professional landscaping. The exterior, enhanced by gemstone lights, sets the stage for the elegance you'll find inside. The home boasts a heated garage for year-round comfort and is equipped with air conditioning for ultimate convenience. Upon entering, you are greeted by the radiant warmth of gleaming hardwood floors that flow seamlessly throughout the main & upper level.

At the front, a beautiful sitting room with bay window offers the perfect space for quiet relaxation, whether as a reading nook, playroom, or formal dining room. The custom-designed office features built-in cabinetry, offering both style and functionality. The heart of the home is the chef's kitchen, a true culinary dream with custom cabinetry, luxurious marble countertops, a large center island, and a stunning marble backsplash that seamlessly flows into the dining room. Soaring vaulted ceilings above the living and dining areas create an expansive, airy feel, while an additional oversized island with seating and a built-in electric fireplace make this space perfect for entertaining.

Upstairs, three oversized bedrooms are adorned with hardwood floors, and the main 5-piece bathroom offers high-end finishes,



creating a spa-like retreat. The primary bedroom, complete with a 5-piece ensuite and walk-in-closet, wainscoting, and oversized windows, provides a serene escape with a peaceful ambiance.

The fully finished walk-out basement features stunning luxury vinyl plank flooring and a built-in media center with ample storage. A bright bedroom and a beautifully appointed 4-piece bathroom offer comfort and privacy for guests. The basement also includes a spacious area perfect for a home gym, while the custom dry bar with a Beverage Centre and quartz waterfall countertops elevates the space for entertaining.

Step outside to the professionally landscaped backyard, a private oasis perfect for hosting or unwinding. The outdoor living space includes a 16x20 ft TREX lower deck, a 10x13 ft paving stone patio, and a 16x10 ft TREX upper deck, all designed for relaxation and entertaining.

Immaculately maintained, freshly painted throughout, and move-in ready, this home exudes sophistication at every turn.

Don't miss your chance to make this dream home yours—schedule a private tour today!

Built in 1999

### **Essential Information**

MLS® #	A2203190
Price	\$924,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,958
Acres	0.10
Year Built	1999
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	200 Tuscarora Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2H3

### **Amenities**

Amenities	Clubhouse, Park, Party Room, Picnic Area, Recreation Facilities, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Bookcases, Closet Organizers, Dry Bar, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Lighting, Private Yard
Lot Description	Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	292
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.