

# \$610,000 - 173 Tuscany Springs Way Nw, Calgary

MLS® #A2207875

**\$610,000**

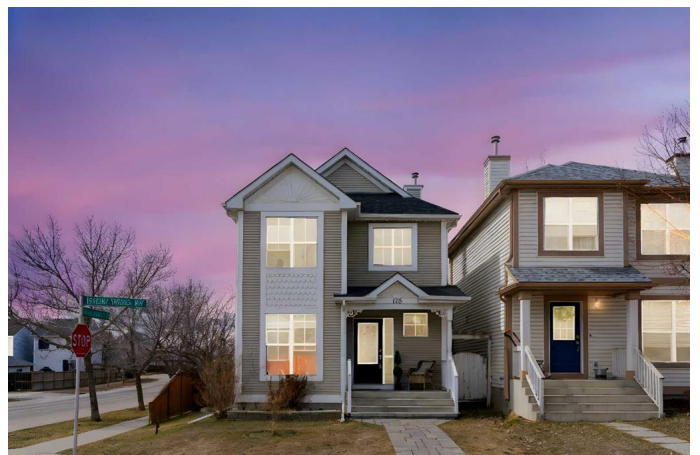
4 Bedroom, 3.00 Bathroom, 1,441 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Welcome to this charming and versatile 4 bedroom home located in the sought-after, family-friendly community of Tuscany. Thoughtfully designed for both comfort and functionality, this home offers the perfect blend of cozy charm and convenience. Step inside and youâ€™re welcomed by a bright foyer and, to your left, an inviting front room â€“ ideal as a reading nook, childrenâ€™s playroom, or stylish home office. The main floor flows into an open-concept living space, leading to a kitchen that offers a french door onto a private deck â€“ the perfect spot to enjoy morning coffee or unwind with a glass of wine in the evening. Upstairs, youâ€™ll find three spacious bedrooms, including a serene primary suite complete with a walk-in closet and a private ensuite. Downstairs, a fourth flex room provides even more options â€“ perfect for a guest room, additional home office, or workout space. You'll also appreciate the generous storage throughout the lower level and in the double detached garage. Your children and pets will have a wonderful, fully back yard to enjoy. Stay cool and comfortable all summer long with Central AC, and enjoy everything this vibrant community has to offer â€“ from the park up the street, to the walking trails and parks to top-rated schools and nearby amenities.

This is the perfect place to call home â€“ come see it for yourself!



Built in 2003

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207875    |
| Price          | \$610,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,441       |
| Acres          | 0.09        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 173 Tuscany Springs Way Nw |
| Subdivision | Tuscany                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3L 2X5                    |

## Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Clubhouse, Park, Recreation Room |
| Parking Spaces | 4                                |
| Parking        | Double Garage Detached           |
| # of Garages   | 2                                |

## Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Pantry, Storage                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                                                       |
| Cooling           | Central Air                                                                      |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Partially Finished                                                         |

**Exterior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | None                                                |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Landscaped, Treed |
| Roof              | Asphalt                                             |
| Construction      | Wood Frame                                          |
| Foundation        | Poured Concrete                                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 14              |
| Zoning         | DC              |
| HOA Fees       | 298             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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