

281 Tuscany Springs Way NW
Calgary, Alberta

MLS # A2219421



\$574,900

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|------------------|---|---------------|-------------------|
| Division: | Tuscany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,329 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Lawn, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Breakfast Bar, Storage, Walk-In Closet(s) | | |

Inclusions: *

OPEN HOUSE SATURDAY MAY 10th - 12:00PM to 2:00PM. This well-maintained two-storey home offers the perfect blend of comfort, functionality, and location with mountain views! The main floor features beautiful hardwood flooring throughout, a cozy three-sided fireplace that connects the spacious living and dining rooms, and a well-appointed kitchen complete with stainless steel appliances including a gas stove and a convenient 2-piece bathroom. Upstairs, you'll find a generous primary bedroom with a walk-in closet and a private 4-piece ensuite. Two additional good-sized bedrooms and a full 4-piece bathroom complete the upper level, making it an ideal layout for families. The developed basement adds extra living space with a carpeted rec room, laundry area, utility room, two storage rooms, and roughed-in plumbing for a future bathroom. Additional highlights include newer hot water tank, a brand-new roof, double gas lines for both the fireplace and BBQ, and a detached double garage. Enjoy the west-facing backyard with a patio—perfect for relaxing evenings. A charming front porch and the home's proximity to a kids' park, schools, C-Train, shopping, and all essential amenities make this an unbeatable opportunity.