

**321 Tuscany Springs Way NW**  
**Calgary, Alberta**

**MLS # A2220340**



**\$549,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Tuscany   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,129 sq.ft.  | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Door Opener, Insulated, Over |               |                   |
| <b>Lot Size:</b> | 0.06 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Garden, Landscaped, Lawn, Level, Private, Views                |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Linoleum   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Partially Finished   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | DC |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage |                   |    |

**Inclusions:** N/A

OPEN HOUSE SATURDAY MAY 17, 2-4PM. JUST LISTED IN TUSCANY! This 2 STOREY HOME with a SUNNY SOUTH FACING BACKYARD and MOUNTAIN VIEWS, is on a QUIET and PRIVATE STREET LOCATION! SHORT WALKING DISTANCE TO THE LRT STATION, SCHOOLS, PARKS, AMENITIES, and more! Amazing floor plan with 9' CEILINGS in the kitchen, CEILING HEIGHT CABINETRY, large island, corner pantry, and great sized living room. The upper level has 3 good sized bedrooms and 4 PCE bathroom. The LOWER LEVEL is partially finished with a recreational area. The double detached garage is large enough to fit 2 full sized trucks! So many extras in this home - NEW 50 YEAR ASPHALT SHINGLES (2023), NEW HIGH EFFICIENCY FURNACE (2023), NEW HIGH CAPACITY WATER HEATER (2023), NEWER STOVE (2021), NEWER RANGE HOOD (2019), freshly painted, separate storage room, full sized deck, patio, landscaped nicely, the list goes on and on! This is an amazing opportunity and place to call home! \$549,900. Book your showing today as this property is priced to sell and will not last long!