

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

**MLS # A2263959**



**\$624,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,345 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Openhouse Oct 11, 3:30 to 5:30pm. Welcome to this beautifully maintained detached home perfectly positioned on a sunny west-facing lot with stunning mountain views from the kitchen! Ideally located in the highly sought-after community of Tuscany, this property is just a 10 MINUTES WALK TO THE LRT, multiple public and schools, Sobeys, the Tuscany Club, parks, and walking trails &mdash; offering the ultimate in convenience and lifestyle. The main level features a bright, open floor plan with white ceiling-height cabinetry, granite countertops, a corner pantry, large dining area, hardwood flooring, spindle railing, and flat-finished ceilings. Patio doors lead directly from the kitchen to a spacious deck, perfect for outdoor entertaining. Upstairs you&rsquo;ll find three generous bedrooms, including a primary suite with 3-piece ensuite. The fully finished lower level offers a large recreation room, office or games area, and a dedicated laundry space. The DOUBLE DETACHED GARAGE is oversized and deep enough to fit a full-sized truck. The beautifully landscaped yard includes a deck, lower patio, and plenty of space for kids or pets to play. This home truly has it all &mdash; location, mountain views, and a functional layout perfect for families. Don&rsquo;t miss out on this incredible opportunity!