\$585,000 - 71 Tuscany Springs Rise Nw, Calgary

MLS® #A2255789

\$585,000

4 Bedroom, 3.00 Bathroom, 1,308 sqft Single Family on 0.06 Acres

Tuscany, Calgary, Alberta

Welcome to this warm and charming 4-bedroom, fully finished Two Story by Heartland Homes, ideally located in the highly sought-after community of Tuscany. Perfectly suited for a growing family, this air-conditioned home combines comfort, convenience, and stunning mountain views. Step inside to a bright, open-concept main floor flooded with natural light. The spacious living room features large windows, while the dining area flows seamlessly into the updated white kitchenâ€"complete with granite countertops, tile backsplash, pantry, and newer stainless-steel appliances, including a Kenmore induction stove, Bosch dishwasher and New Frigidaire Refrigerator. Upstairs, you'II find 3 bedrooms and 2 full baths, highlighted by the west-facing primary retreat with a walk-in closet and private ensuite. The lower level offers a versatile rec room, 4th bedroom, laundry, plenty of storage and New Luxury vinyl plank flooring. Enjoy summer evenings in the fully fenced west backyard, featuring a large deck, storage shed, and gated access to your parking pad. Updates include a newer roof (2018), hot water tank (2019), Air conditioning (2018), durable laminate flooring, Luxury Vinyl plank (2024) basement, Frigidaire Refrigerator 2023, drip irrigation system for garden beds (2024). Home is upgraded with smart switches, smart plugs, Nest thermostat and much more!All this in a fantastic locationâ€"just steps to bus stops, minutes to the LRT, neighborhood







parks, and schools. You'II also love the nearby Tuscany Club, local shopping at Tuscany Market, and easy access to Crowchild and Stoney Trail. Must See today!! (id:6289)

Built in 2002

Essential Information

Listing # A2255789
Price \$585,000

Bedrooms 4

Bathrooms 3.00

Half Baths 1

Square Footage 1,308 Acres 0.06 Year Built 2002

Type Single Family

Sub-Type Freehold

Community Information

Address 71 Tuscany Springs Rise Nw

Subdivision Tuscany
City Calgary
Province Alberta
Postal Code T3L2S2

Amenities

Amenities Park, Playground, Schools, Shopping, Recreation Centre

Features Treed, Back lane

Parking Spaces 2

Parking Other, Parking Pad

View View

Interior

Appliances Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan,

Window Coverings

Heating Natural gas Forced air

Cooling Central air conditioning

of Stories 2
Has Basement Yes

Exterior

Exterior Vinyl siding

Exterior Features Landscaped, Lawn

Construction Wood frame

Foundation Poured Concrete

Listing Details

Listing Office Grand Realty





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