

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

MLS® #A2255789

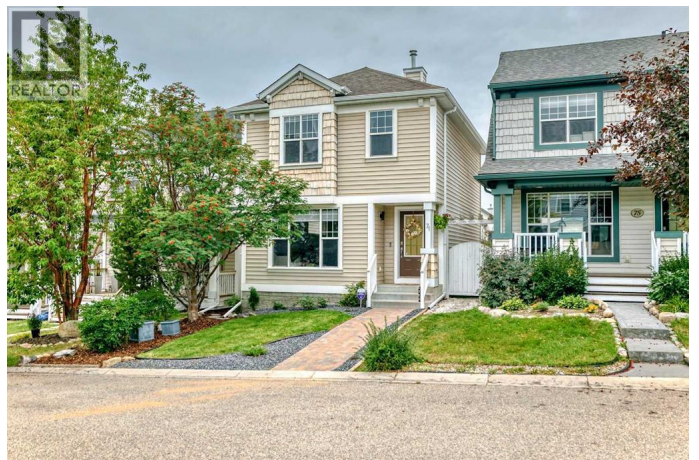
\$585,000

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 kitchen—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™ll 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 location—just steps to bus stops, minutes to the LRT, neighborhood



parks, and schools. Youâ€™ll 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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