

\$669,000 - 281, 223 Tuscany Springs Boulevard Nw, Calgary

MLS® #A2142214

\$669,000

2 Bedroom, 2.00 Bathroom, 1,371 sqft
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Luxury living in the Sierra's of Tuscany! A larger unit in this complex that rarely comes to market. This 1371 square open concept floor plan features an extra 85 square feet of living in a glass enclosed three season sun room. This fully air conditioned unit boasts hardwood floors throughout the main living spaces. The unit features an open kitchen with ample cabinetry, a large walk in corner pantry, white appliances including a wall oven, gleaming granite countertops and eating area that can easily accommodate a large table. From the kitchen, move seamlessly into the spacious living room with mantle surrounded, gas fireplace and large wall unit for t.v. Through the living room you will find the first of two decks with a gas hook up for BBQ (included). On the other side of the living room is a large deck which has been turned into a fully glass enclosed three season sunroom to enjoy your morning coffee and the views year round. Large, bright master bedroom features a 3 piece ensuite and walk in closet. Second bedroom has a built in Murphy bed and plenty of space for a desk/office area as well as use of the second separate 4 piece bathroom. To the side of the front entrance, the laundry room features extra cabinet storage and a front load washer and dryer. This unit comes with one assigned parking spot but the seller is offering a 5000.00 credit towards the rental/purchase. There is a guaranteed rental



spot adjacent to the current spot that buyer of this unit will be given first right to rent. The Sierra's of Tuscany is a fabulous 40+ adult living community with apartment style condos and features an abundance of amenities including an indoor pool/hot tub, billiards room, a library, gym, movie theatre, woodworking and arts and crafts rooms, Panorama Room for large social events, ballroom, bowling alley and guest suites for rent for visitors. Located across the street from Tuscany LRT Station and quick access to Crowchild and Stoney Trail. This building has something for everyone! A unit this large is a rarity! Call your favourite realtor and book a viewing.

Built in 1999

Essential Information

MLS® #	A2142214
Price	\$669,000
Sold Price	\$665,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,371
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	281, 223 Tuscany Springs Boulevard Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3L2M2

Amenities

Amenities Car Wash, Elevator(s), Fitness Center, Guest Suite, Indoor Pool, Laundry, Other, Park, Parking, Party Room, Recreation Room, Snow Removal, Spa/Hot Tub, Trash, Visitor Parking, Workshop

Parking Spaces 2

Parking Stall, Underground

Interior

Interior Features Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Baseboard, Fireplace(s), Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Gas, Mantle

of Stories 3

Exterior

Exterior Features Balcony

Construction Wood Frame

Additional Information

Date Listed June 24th, 2024

Date Sold June 28th, 2024

Days on Market 4

Zoning M-C1 d125

HOA Fees 220.00

HOA Fees Freq. ANN

Listing Details

Listing Office Charles

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