

\$575,000 - 295, 223 Tuscany Springs Boulevard Nw, Calgary

MLS® #A2144459

\$575,000

2 Bedroom, 2.00 Bathroom, 1,075 sqft
Residential on 0.00 Acres

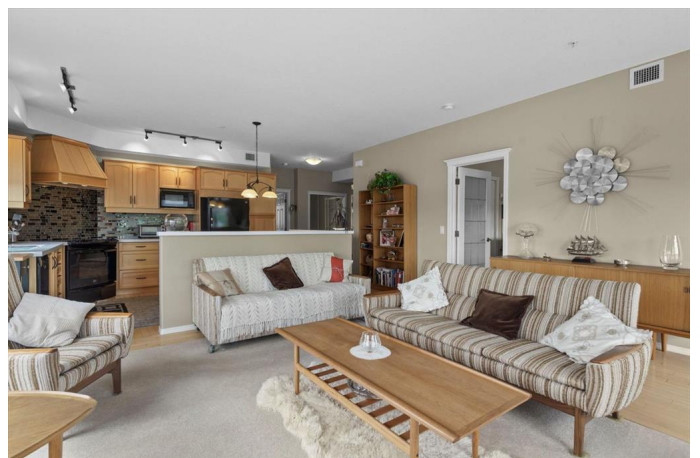
Tuscany, Calgary, Alberta

This exquisite corner unit condo is a rare find in this highly sought-after adult-oriented complex. The bright and open floor plan, which seldom comes up for sale, has been meticulously cared for and is bathed in natural light throughout. Upon entering, the first thing you will notice is the spacious family room with two full walls of windows, offering expansive views and an inviting, airy atmosphere.

The family room features a cozy fireplace and a unique blend of hardwood flooring with a carpet inset, creating a warm and inviting space for your furniture. From here, step out onto one of the two private decks—an uncommon luxury in this complex—perfect for relaxing or entertaining.

The kitchen is a chef's delight, boasting maple cabinets, quartz overlay countertops, a beautiful tile backsplash, and a custom wood hood fan cover. Unlike most units, this kitchen benefits from a window over the sink, adding to its bright and airy feel. The adjoining dining nook opens to the family room, enhancing the sense of spaciousness.

Just off the family room, you will find a versatile bedroom, currently used as a den, featuring a wall of double closets. The primary bedroom is a private retreat, tucked away from



the main living area. It offers access to the second deck overlooking the serene courtyard, two blackout blinds for undisturbed rest, a walk-in closet, and a luxurious ensuite with quartz overlay countertops.

The condo also includes a main bathroom with a large walk-in shower, linen storage, and quartz overlay counters. For your convenience, there is an in-unit laundry/storage room, and the upright freezer is included. The AC unit was replaced last August, ensuring a comfortable home all year-round.

Additionally, the property comes with a heated underground parking spot located at the bottom of the stairwell, just outside the suite.

The Sierras of Tuscany is an adult-oriented complex offering a wide array of outstanding amenities. You will have access to an expansive indoor saltwater swimming pool, hot tub, exercise room, movie theatre, bowling alley, gym, ballroom, games room (including multiple pool tables), large workshop, car wash, library, arts & crafts room, community kitchen, and a panorama room with breathtaking mountain views.

All utilities are covered in your condo fees, and despite the extensive amenities, this well-managed building maintains low condo fees. Social butterflies will appreciate the planned activities with fellow residents, such as happy hour socials, potlucks, games nights, and special interest clubs. For those seeking tranquility, the library and quiet reading spaces offer panoramic views of the Rocky Mountains. Visiting family can stay comfortably in one of the affordable guest suites.

Experience the perfect blend of luxury, comfort, and community in this exceptional condo at the Sierras of Tuscany. Donâ€™t

miss the opportunity to make this your new home!

Built in 1999

Essential Information

MLS® #	A2144459
Price	\$575,000
Sold Price	\$560,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	295, 223 Tuscany Springs Boulevard Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2M2

Amenities

Amenities	Car Wash, Fitness Center, Guest Suite, Indoor Pool, Party Room, Recreation Facilities, Secured Parking, Visitor Parking, Workshop
Parking Spaces	1
Parking	Underground

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Clay Tile
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	September 17th, 2024
Days on Market	82
Zoning	M-C1 d125
HOA Fees	205.92
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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