

# \$549,900 - 321 Tuscany Springs Way Nw, Calgary

MLS® #A2220340

**\$549,900**

3 Bedroom, 2.00 Bathroom, 1,129 sqft

Residential on 0.06 Acres

Tuscany, Calgary, Alberta

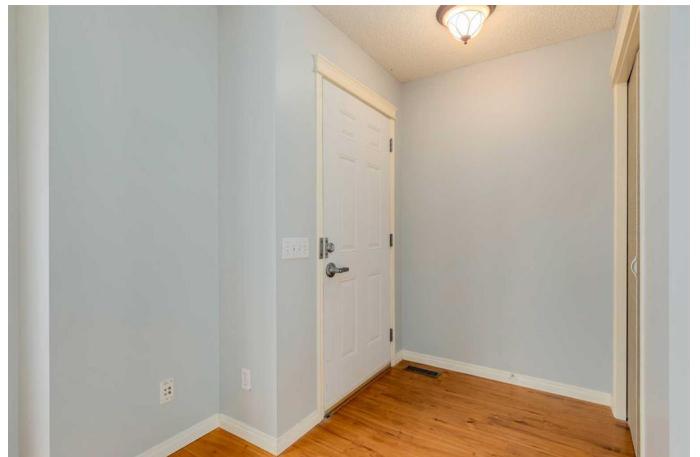
OPEN HOUSE SATURDAY MAY 17, 2-4PM. JUST LISTED IN TUSCANY! This 2 STOREY HOME with a SUNNY SOUTH FACING BACKYARD and MOUNTAIN VIEWS, is on a QUIET and PRIVATE STREET LOCATION! SHORT WALKING DISTANCE TO THE LRT STATION, SCHOOLS, PARKS, AMENITIES, and more! Amazing floor plan with 9'™ CEILINGS in the kitchen, CEILING HEIGHT CABINETRY, large island, corner pantry, and great sized living room. The upper level has 3 good sized bedrooms and 4 PCE bathroom. The LOWER LEVEL is partially finished with a recreational area. The double detached garage is large enough to fit 2 full sized trucks! So many extras in this home - NEW 50 YEAR ASPHALT SHINGLES (2023), NEW HIGH EFFICIENCY FURNACE (2023), NEW HIGH CAPACITY WATER HEATER (2023), NEWER STOVE (2021), NEWER RANGE HOOD (2019), freshly painted, separate storage room, full sized deck, patio, landscaped nicely, the list goes on and on! This is an amazing opportunity and place to call home! \$549,900. Book your showing today as this property is priced to sell and will not last long!

Built in 2004

## Essential Information

MLS® # A2220340

Price \$549,900



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,129
Acres	0.06
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	321 Tuscany Springs Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2X7

### Amenities

Amenities	Clubhouse, Park, Recreation Room
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Insulated, Oversized
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Garden, Private Yard
-------------------	----------------------

Lot Description	Back Lane, Garden, Landscaped, Lawn, Level, Private, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	1
Zoning	DC
HOA Fees	293
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.