

# \$745,000 - 51 Tuscany Springs Boulevard Nw, Calgary

MLS® #A2221604

**\$745,000**

4 Bedroom, 4.00 Bathroom, 1,877 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

OPEN HOUSE MAY 17TH AND MAY 18TH FROM 1 TO 3 PM. Your dream home in Tuscany awaits! Situated in one of Calgary's most desirable communities, this beautifully maintained 2-storey home offers the perfect mix of style, space, and convenience. Just steps from the LRT station, schools, shopping plazas and parks. Step inside and be welcomed by soaring open-to-below ceilings and natural light pouring through large windows. The main floor features hardwood flooring, quartz countertops, a pantry, dining areas, rec room and a convenient half bath. The kitchen boasts one-year-old stainless steel appliances and was renovated in 2018 for modern functionality and charm.

Looking for extra space? The fully finished basement includes two versatile rooms, a full bathroom, and ample storage, ideal for a home office, guest suite, or gym. Upstairs, you'll find 3 spacious bedrooms and 2 full baths, including a luxurious primary suite with a jacuzzi tub, standing shower, and walk-in closet.

Enjoy year-round comfort with central A/C, a heated double attached garage, furnace (2019), roof (2020), and a hot water tank (2024). The fully fenced and landscaped backyard features a concrete pad and lawn, perfect for relaxing, entertaining, or adding a future hot tub or play area.



This is your chance to own a stunning home in a prime location with quick access to Stoney Trail, Crowchild, and Highway 1. Homes like this don't last long. Book your private showing today and make 51 Tuscany Springs Boulevard NW your next address!

Built in 1998

**Essential Information**

MLS® #	A2221604
Price	\$745,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,877
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	51 Tuscany Springs Boulevard Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2E9

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Chandelier, Kitchen Island, Open Floorplan, Quartz Counters, Storage,
-------------------	---

	Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, City Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
----------------	------------

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.