



GRASSROOTS
REALTY GROUP

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133 Tuscany Springs Gardens NW
Calgary, Alberta

MLS # A2226245



\$439,900

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,403 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 401
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: Hood fan, Garage Opener with Remote Controls

Arriving home to this three-bedroom townhome, you'll appreciate the quiet setting within the complex, where thoughtful positioning creates a sense of privacy and peace. Step inside to discover the open main level, where living and dining areas flow naturally together — a space that invites morning coffee while checking emails or evening conversations with family. In the kitchen, oak cabinetry provides ample storage while the centre island becomes a natural gathering spot for meal preparation or casual dining. The large window draws your eye to the backyard, where natural light streams in and backyard views become part of your daily routine. Upstairs, three comfortable bedrooms offer restful retreats, each with pleasant natural light filtering through the windows. The full bathroom serves the sleeping quarters, while a small flex area creates the perfect spot for a home office, reading nook, or children's study space — adapting to however life unfolds. The partial basement keeps laundry tasks convenient and provides direct access to the oversized double garage, where you'll find generous space for vehicles and storage. Step outside to your fully fenced backyard—a special feature in townhouse living — where a mature tree transforms into a cascade of blossoms each early summer, creating your own seasonal show. Living here means walking to the nearby C-Train station for your commute downtown, while Tuscany's walking paths, parks, and amenities remain within easy reach. In the evenings, you'll return to this peaceful corner of the community, where quiet surroundings and thoughtful design create a true sense of home.