



**GRASSROOTS**  
REALTY GROUP

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**372, 223 Tuscany Springs Boulevard NW  
Calgary, Alberta**

**MLS # A2233551**



**\$430,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	935 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 618
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Blinds, Ceiling Fan

It's time to enjoy some of the finer things in life, such as peace and quiet that comes with adult living, recreation and spending time with friends and all this comes in one complex!&nbsp; This sought after condo is located near parks and plenty of walking paths and quick access to the C-Train.&nbsp; This one owner only Condo has been well cared for and maintained and comes with more than enough living space.&nbsp; This opportunity is available to make it your own!&nbsp; It's for either one person with a busy schedule or the empty nesters ready to move into their next phase of life.&nbsp; Being on the top floor grants you neighbors beside you and below you but no neighbors above! The open spacious kitchen has plenty of counter space and lots of room for more than one cook in the house!&nbsp; Just off the kitchen you will find a spacious laundry room that has plenty of room for an apartment freezer and stackable washer/dryer.&nbsp; &nbsp; Just off to the side is a 2nd bedroom (bedroom does not have an exterior window. Building is equipped with a fire sprinkler system, which satisfies current building code requirements) that can become either a den or hobby room.&nbsp; Near the front door in the hallway is the second bathroom which comes complete with a shower.&nbsp; There are closets for linen and towels and a pantry with shelving for groceries.&nbsp; The primary bedroom with ceiling fan includes a walk in closet and a 4 pc ensuite.&nbsp; The living room is the perfect place for watching TV or just enjoying the fireplace on a cool and cozy night.&nbsp; The middle window in the living room has been treated with a UV blocking film to help shade the sun. Just off the living room you can enjoy a beautiful Solarium adding 94 sqft of living space where the sun shine's during the day and cooldown breezes come through at night.&nbsp; This solarium

can also be used as an extra seating area for when the extended family comes over for special dinners!&nbsp; The Air Conditioner can be easily accessed from the inside of the solarium for maintenance.&nbsp; There is a roughed in gasline for future BBQ.&nbsp; This listing has an underground parking space with a large storage space and plenty of shelving!&nbsp; Sierra's of Tuscany complex has so much to offer the residents - in the parkade you will find the recycling area, on site car wash bay, woodworking shop and wine room.&nbsp; On the 1st floor you will find the bowling alley, management office and fitness facility.&nbsp; On the 3rd floor are the Libraries, movie theatre, craft room, meeting room, ballroom, billiards room and finally a suite for guests!&nbsp; You can walk over to building A and using the key fob will provide you viewing access to see the pool/hot tub through glass windows.&nbsp; The security mindset is at the forefront for all residents, key fob will only give you access to building A and B.&nbsp;