



GRASSROOTS
REALTY GROUP

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**222, 223 Tuscany Springs Boulevard NW
Calgary, Alberta**

MLS # A2240304



\$679,900

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,064 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 675
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, See Remarks, Storage, Track Lighting, Walk-In Closet(s)		

Inclusions: Extra cupboards in laundry room

This beautifully renovated 2-bedroom, 2-bathroom condo offers the perfect blend of comfort, style, and community in one of NW Calgary's most sought after adult-living buildings. Step inside to discover a bright and open floor plan featuring brand-new laminate flooring throughout, a sparkling modern kitchen with full-height cabinetry, quartz countertops, and stainless steel appliances. The spacious living room is anchored by a cozy gas fireplace with new stone surround, perfect for relaxing or entertaining. The bedrooms are smartly positioned on opposite sides of the unit for added privacy. The primary suite features a generous walk-in closet and a private 3-piece ensuite, while the second bedroom has access to a full 4-piece bath—ideal for guests or a home office setup. Additional perks include in-suite laundry within a spacious storage room, air conditioning, and a southwest-facing balcony with gas BBQ hookup for those sunny afternoons. But what truly sets this property apart is the building itself. The Sierras of Tuscany is a vibrant 40+ community offering a resort-style lifestyle with exceptional amenities: an indoor pool and hot tub, a fitness centre, bowling alley, billiards and games room, library, movie theatre, arts & crafts and woodworking rooms, wine room, ballroom, and even guest suites for visiting friends and family. Enjoy the strong sense of community with a impressive social calendar full of activities that keep you engaged and connected. Plus, you're just steps away from the Tuscany C-Train station, giving you fast access to the entire city. This is more than a condo—it's a lifestyle. Don't miss your chance to join this incredible community.