



GRASSROOTS
REALTY GROUP

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81 Tuscany Springs Heights NW Calgary, Alberta

MLS # A2243123



\$630,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,461 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry		

Inclusions: Garage fridge, wardrobe

This warm and welcoming 4-bedroom, 3.5-bathroom home sits on a sunny corner lot in the heart of Tuscany, just a short walk to the LRT station, schools, and the pathways the neighbourhood is known for. Step inside and you'll find a bright, open-concept layout with a spacious living and dining area that flows into a kitchen with maple cabinetry hardwood floors and a central island—perfect for casual meals, coffee chats, or keeping an eye on homework while dinner's on. There's also a flex room on the main floor, ideal for a home office, playroom, or guest space—whatever suits your lifestyle. Upstairs, the layout is smart and family-friendly, with three bedrooms including a large primary suite with a walk-in closet and ensuite. Downstairs, the fully finished basement offers even more room to stretch out: a big rec space, a fourth bedroom, full bath, great storage and laundry closet. Outside, the house really shines. There's an extensive wood deck, a cozy front porch for morning sun, and a pergola-covered backyard retreat that feels private and peaceful with no direct neighbours to the south or west. The oversized, double garage is a dream for anyone who likes to tinker or needs extra space—complete with a built-in counter and easy back lane access off the paved alley. Plus, since you're on the corner, you get the extra space without the extra shovelling. Tuscany is one of North West Calgary's most loved communities—for good reason. With miles of walking paths, playgrounds, great schools, and the Tuscany Club offering year-round programs and events, it's easy to see why families stay here for years. This home is move-in ready, full of thoughtful touches, and waiting for its next chapter. Come take a look—you might just want to stay awhile.

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