



GRASSROOTS
REALTY GROUP

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90 Tuscany Springs Hill NW
Calgary, Alberta

MLS # A2268023



\$749,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,795 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Shingle Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: none

Welcome to this charming 2-storey detached home located in one of Calgary's most desirable northwest communities — Tuscany. This well-maintained home offers an inviting open-concept floor plan filled with natural morning sunlight and warm evening sun that fills the northwest-facing backyard. The kitchen features recently upgraded granite countertops and flows seamlessly into the dining area, which opens onto a spacious deck — perfect for summer BBQs and family gatherings. The large backyard offers plenty of room for kids to play and enjoy the outdoors. Upstairs, you'll find a bright and spacious bonus room at the front of the home, two generously sized bedrooms, and a large primary suite complete with a 4-piece ensuite bathroom. Located on the west end of Tuscany, this home offers quick access to Crowchild Trail for an easy commute downtown, and Stoney Trail, Calgary's ring road, providing efficient access to all parts of the city. Families will love that Tuscany offers both public and Catholic elementary and junior high schools, as well as scenic walking and biking trails with stunning views of the Rocky Mountains. Recent upgrades include: Roof (2023) Furnace (2023) Air Conditioner (2023) Water Tank (2023) Washer & Dryer (2023) Microwave Hood Fan (2025) Dishwasher (2025). With most of your major items upgraded there will be no further replacement costs in the future. This is a fantastic opportunity to own a move-in-ready home in one of Calgary's most family-friendly and scenic neighborhoods.