



GRASSROOTS
REALTY GROUP

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**314, 223 Tuscany Springs Boulevard NW
Calgary, Alberta**

MLS # A2274708

\$709,900



Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,303 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 852
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Microwave is in "as is" condition

Welcome to The Sierras of Tuscany, one of NW Calgary's most sought-after 40+ adult living communities, where comfort, connection, and convenience come together. This top-floor, 2 bedroom plus home office/den area, 2 bathroom condominium offers beautiful mountain and ravine views, enjoyed from a bright, open floor plan and a fully enclosed sunroom—perfect for year-round enjoyment. Recent updates include a brand-new air conditioning unit and newer, high-quality laminate flooring, adding both style and peace of mind. Additionally there are TWO underground parking stalls each with a large storage locker! Further storage is available in an enlarged in-suite storage room and the separate laundry room. Beyond the home itself, this well-managed complex is known for its welcoming atmosphere and active social calendar, allowing residents to participate as much—or as little—as they choose. Ownership here truly means embracing a lifestyle, with an impressive list of amenities including guest suites, a saltwater pool and hot tub, bowling alley, fitness room, private theatre, ballroom, craft room, woodworking shop, car wash, pool tables, and card room. The spectacular Panorama Room, complete with a fully equipped kitchen, is ideal for gatherings, celebrations, and community events. What a location! Just a short walk to the LRT, walking paths, minutes away from the Tuscany Residence Club and market and a quick commute to Crowfoot Centre and major roadways. Whether you're looking to downsize without compromise or enjoy a vibrant adult community, this exceptional home offers the perfect blend of low-maintenance living, luxury amenities, and breathtaking views!