



**55 Tuscany Springs Road NW
Calgary, Alberta**

MLS # A2290729



\$499,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,321 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Close to Clubhouse, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, See Remarks		

Inclusions: Washer+Dryer (as is condition), Water Softener (as is condition)

With its inviting front porch and warm curb appeal, this Tuscany home is ready for new owners to bring their vision, and their story, to life. Inside, large windows fill the main floor with natural light, highlighting updated flooring and fresh, neutral tones. The open layout makes everyday living easy, with the living area flowing seamlessly into the kitchen and dining space, perfect for quiet family moments or lively gatherings. The kitchen offers ample counter space and around the corner access to the backyard patio, where you can enjoy the serene greenery and privacy. Surrounded by nature, it's easy to imagine the summer months here, wildflowers growing nearby, lazy afternoons in the sun, or simply creating your own peaceful retreat. Upstairs, you'll find three bedrooms plus a primary, with mountain views, while the finished lower level adds versatile space for a media room, play area, home gym, or office, and laundry quietly tucked away. With a newer furnace and hot water tank, two major systems are already taken care of, and while some areas are ready for a little love and a fresh coat of paint, this home is simply waiting for the right owners to make it their own. Surrounded by pathways, parks, schools, and the everyday amenities that make Tuscany such a special community, this is the kind of neighbourhood that feels like home from day one.