



**153 Tuscany Springs Way NW  
Calgary, Alberta**

**MLS # A2294316**



**\$619,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,314 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Rectangular Lot		

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** Gazebo

Welcome to this updated 4-bedroom, 3-bathroom family home in the heart of Tuscany — offering a great combination of space, location, and community. Recent upgrades include brand new carpet (2026) and a refreshed kitchen featuring new countertops, a modernized flat peninsula, and a new backsplash (2026). Furnace & H2O (2020 & 2019). The home offers beautiful mountain views from both the kitchen and the primary bedroom, along with a sunny WEST facing backyard that’s perfect for everyday living and entertaining. Located on a quiet, family-friendly street with parks at both ends, this home is just 3.5 blocks to the Tuscany LRT parking lot and close to schools, walking paths, off-leash parks, and the Bow River. Bowness Park and multiple golf courses, including Bearspaw Golf & Country Club and Lynx Ridge, are also nearby. Residents enjoy access to the Tuscany Club (3 min drive) with year-round amenities including a kids splash park, skating, fitness facilities, and tennis/pickleball courts. An excellent opportunity to own a well-maintained, updated home in one of NW Calgary’s most desirable family communities. Please note: Exterior pictures have been digitally staged to show summer.