



**90 Tuscany Springs Heights NW
Calgary, Alberta**

MLS # A2298397



\$624,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,454 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC pre 1P2007
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Refrigerator in Garage

This 2-Storey home has been meticulously maintained and is located on a quiet street near the Tuscany LRT Station. MAIN FLOOR has Hardwood Flooring, Stainless Steel Appliances, 2-piece Bathroom, and Living Room with West exposure. UPPER LEVEL has 3 Bedrooms, and a full 4-piece Bathroom. In the Primary bedroom there is a 4-piece Ensuite bathroom and a Walk-in Closet. LOWER LEVEL is Fully Finished with a Large Bedroom, a Flex room, Storage area, and a Laundry Closet that includes a Utility Sink. BACK YARD has a Large Deck. Super sized Single Detached Garage has back lane access. Note: Garage shingles installed 2023, House shingles in 2020. New Water Heater 2022, New Dishwasher and Stove 2025. Tuscany is in Calgary's highly desirable NW quadrant and is a Family Friendly Community with many parks, playgrounds, walking/biking paths, and natural areas to enjoy all year. The Community Centre (Tuscany Club) offers Tennis/Pickle-ball Courts, Splash Park, Gymnasium, Skateboard Park and a Skating Rink in the winter. Close to shopping, schools, and transit (LRT).