



**45 Tuscany Springs Green NW
Calgary, Alberta**

MLS # A2301579



\$595,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,342 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neigh		

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

Inclusions: Powered blinds

Tucked into a quiet cul-de-sac in the heart of Tuscany, this 3 bedroom, 2.5 bathroom home sits on a rare pie-shaped lot and offers the kind of location buyers wait for, complete with a newly built oversized double detached garage from 2022. Facing a charming green space and just steps to a larger playground, it perfectly blends family-friendly living with everyday convenience. The inviting front porch sets the tone with timeless curb appeal and a sunny place to unwind while taking in the mountain views. Inside, a bright and thoughtfully designed open-concept layout lives larger than expected, with clear sightlines from front to back and an abundance of natural light pouring through oversized windows. The front living room captures peaceful views of greenspace, while the kitchen and dining area overlook the expansive, fully fenced backyard. The kitchen is both functional and welcoming with black appliances, a central island with seating, corner pantry, and a built-in desk perfect for busy households. Step outside to the large back deck, ideal for summer BBQs and relaxing evenings in your oversized yard with firepit. Upstairs offers three well-sized bedrooms including a primary retreat with its own 4-piece ensuite and stunning mountain views, plus an additional full bathroom. The partially finished basement provides a spacious rec area for movie nights, a playroom, or home gym, along with a large utility room with laundry and plenty of storage. Thoughtful updates include shingles done in 2025, powered blinds on the main floor, and newer carpets. This is a rare opportunity to own a move-in ready home on an oversized lot, offering space, comfort, and an unbeatable location. Walking distance to C-Train, parks, trails, and close to amenities like Starbucks, Sobeyes, and The Last Straw. The Tuscany Club offers exclusive access to a splash park, tennis courts, a skateboard

park, outdoor rink, and more. With easy access to Hwy 1A, Stoney Trail, and public transit, this home combines convenience with a family friendly atmosphere. Book your private showing today!