



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

MLS # A2302392



\$639,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,451 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, I		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

Sitting on a prime corner lot siding directly onto a playground, this Tuscany home delivers something that’s almost impossible to find - Privacy, views, and a location that instantly upgrades your lifestyle. Add in quick access to the Tuscany LRT, ravine pathways, schools, and shopping, and you’re exactly where you want to be. Step inside and it just feels right. Bright, open, and designed for real life. Sunlight pouring through large windows. The living room anchors the space with a cozy gas fireplace, while the kitchen brings function and flow with a walk-in pantry, central island, and plenty of room to gather. There’s even a main floor office or flex space for working from home or keeping life organized. Upstairs, the layout gives you options. Two large bedrooms and a primary retreat with a walk-in closet, private ensuite, and a bonus sitting area with mountain views that just feels different at sunset. The open loft is the wildcard. The basement is untouched and ready for whatever comes next. More space, more bedrooms, more upside. Outside is where this home separates itself. A fully landscaped, low-maintenance backyard with a large deck, terraced gardens, and a flagstone patio built for summer nights and weekend hangouts. Out front, a covered porch that actually gets used. Not just for show. A full 20x22 detached double completed this package. Homes like this, in locations like this, don’t stay available. Book your showing now.