



**295, 223 Tuscany Springs Boulevard NW
Calgary, Alberta**

MLS # A2144459



\$599,900

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,075 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 681
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Upright Freezer

This exquisite corner unit condo is a rare find in this highly sought-after adult-oriented complex. The bright and open floor plan, which seldom comes up for sale, has been meticulously cared for and is bathed in natural light throughout. Upon entering, the first thing you will notice is the spacious family room with two full walls of windows, offering expansive views and an inviting, airy atmosphere. The family room features a cozy fireplace and a unique blend of hardwood flooring with a carpet inset, creating a warm and inviting space for your furniture. From here, step out onto one of the two private decks—an uncommon luxury in this complex—perfect for relaxing or entertaining. The kitchen is a chef’s delight, boasting maple cabinets, quartz overlay countertops, a beautiful tile backsplash, and a custom wood hood fan cover. Unlike most units, this kitchen benefits from a window over the sink, adding to its bright and airy feel. The adjoining dining nook opens to the family room, enhancing the sense of spaciousness. Just off the family room, you will find a versatile bedroom, currently used as a den, featuring a wall of double closets. The primary bedroom is a private retreat, tucked away from the main living area. It offers access to the second deck overlooking the serene courtyard, two blackout blinds for undisturbed rest, a walk-in closet, and a luxurious ensuite with quartz overlay countertops. The condo also includes a main bathroom with a large walk-in shower, linen storage, and quartz overlay counters. For your convenience, there is an in-unit laundry/storage room, and the upright freezer is included. The AC unit was replaced last August, ensuring a comfortable home all year-round. Additionally, the property comes with a heated underground parking spot located at the bottom of the stairwell, just outside the suite. The Sierras of Tuscany is an

adult-oriented complex offering a wide array of outstanding amenities. You will have access to an expansive indoor saltwater swimming pool, hot tub, exercise room, movie theatre, bowling alley, gym, ballroom, games room (including multiple pool tables), large workshop, car wash, library, arts & crafts room, community kitchen, and a panorama room with breathtaking mountain views. All utilities are covered in your condo fees, and despite the extensive amenities, this well-managed building maintains low condo fees. Social butterflies will appreciate the planned activities with fellow residents, such as happy hour socials, potlucks, games nights, and special interest clubs. For those seeking tranquility, the library and quiet reading spaces offer panoramic views of the Rocky Mountains. Visiting family can stay comfortably in one of the affordable guest suites. Experience the perfect blend of luxury, comfort, and community in this exceptional condo at the Sierras of Tuscany. Don't miss the opportunity to make this your new home!