



**221, 223 Tuscany Springs Boulevard NW  
Calgary, Alberta**

**MLS # A2150573**



**\$475,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Tuscany                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                   |
| <b>Size:</b>     | 949 sq.ft.                         | <b>Age:</b>   | 1999 (25 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Secured, Underground               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |           |
|--------------------|---|-------------------|-----------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Laminate, Vinyl   | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Clay Tile   | <b>Condo Fee:</b> | \$ 600    |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Brick, Stucco   | <b>Zoning:</b>    | M-C1 d125 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -         |
| <b>Features:</b>   | High Ceilings, No Animal Home, No Smoking Home, Quartz Counters |                   |           |

**Inclusions:** N/A

Welcome to this beautifully updated condo, where style meets functionality in every corner. Step into a home adorned with wide plank laminate flooring, seamlessly flowing through much of the living space. The kitchen and bathrooms are elevated with modern vinyl tile flooring, combining practicality with a sleek aesthetic. The heart of the home, the kitchen, showcases classic oak cabinetry complemented by quartz countertops and a stunning tile backsplash. Stainless steel appliances add a contemporary touch, promising both beauty and efficiency. A charming dining nook, set into a bay window, invites you to enjoy meals bathed in natural light. The family room features a cozy fireplace and a large window that enhances the sense of space and light. From here, step out onto the covered balcony, offering views of the central courtyard—a perfect spot for morning coffee or evening relaxation. The primary bedroom is a serene retreat, complete with a ceiling fan for comfort, a walk-in closet, and an ensuite bathroom with a convenient tub/shower combo. The versatile den, with its window overlooking the family room, provides endless possibilities for use — whether as a home office, reading nook, or guest space. There is also a second bathroom with walk-in shower. Practicality meets convenience with the in-suite laundry room, equipped with a washer and dryer, and a newer upright freezer included for added storage. This condo also comes with the added benefit of an underground parking stall, complete with a storage unit featuring shelving and a small workbench—perfect for all your storage and hobby needs. 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!