



**108 Tuscany Springs Gardens NW
Calgary, Alberta**

MLS # A2163290



\$459,900

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,363 sq.ft.	Age:	2002 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 401
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Wired for Data		

Inclusions: N/A

Welcome to the highly sought-after Mosaic in Tuscany! This spacious 3-bedroom, 1.5-bathroom townhome offers a peaceful living experience, tucked away in the quiet center of the complex, away from the main road. The main floor's open-concept layout features a large, inviting living room, a dining area, and a bright kitchen with a moveable island, perfect for entertaining or casual meals. A convenient powder room completes this level. Upstairs, you'll find three generously sized bedrooms, providing plenty of space for family members or guests, and a well-appointed full bathroom. The lower level houses the laundry area, additional storage, and provides access to a large attached double-car garage. The garage offers ample storage space, accommodating two vehicles, with even more parking available in the driveway. One of the standout features of this townhome is its fenced backyard, an ideal spot for children and pets to play or for summer barbecues and outdoor relaxation. The complex also offers plenty of visitor parking, making it easy to host friends and family. Its location is excellent, just a short walk from the Tuscany C-Train station, offering convenient transit options. Easy access to Stoney Trail and Crowchild Trail makes commuting a breeze. Living in Tuscany means enjoying plenty of outdoor recreation, with numerous walking trails, parks, and green spaces nearby, as well as the popular Tuscany Club. The Club offers a variety of programs for all ages, as well as fun amenities like a splash park, tennis courts, and an outdoor skating rink. Families will also appreciate the area's excellent schools, including two elementary schools (one offering French immersion), a middle school, and a Catholic junior high, making this a fantastic location for families looking for community and convenience.