



GRASSROOTS
REALTY GROUP

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173 Tuscany Springs Way NW
Calgary, Alberta

MLS # A2207875



\$610,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,441 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Storage		

Inclusions: N/A

Welcome to this charming and versatile 4 bedroom home located in the sought-after, family-friendly community of Tuscany. Thoughtfully designed for both comfort and functionality, this home offers the perfect blend of cozy charm and convenience. Step inside and you're welcomed by a bright foyer and, to your left, an inviting front room – ideal as a reading nook, children's playroom, or stylish home office. The main floor flows into an open-concept living space, leading to a kitchen that offers a french door onto a private deck – the perfect spot to enjoy morning coffee or unwind with a glass of wine in the evening. Upstairs, you'll find three spacious bedrooms, including a serene primary suite complete with a walk-in closet and a private ensuite. Downstairs, a fourth flex room provides even more options – perfect for a guest room, additional home office, or workout space. You'll also appreciate the generous storage throughout the lower level and in the double detached garage. Your children and pets will have a wonderful, fully back yard to enjoy. Stay cool and comfortable all summer long with Central AC, and enjoy everything this vibrant community has to offer – from the park up the street, to the walking trails and parks to top-rated schools and nearby amenities. This is the perfect place to call home – come see it for yourself!