

# \$624,900 - 125 Tuscany Springs Way Nw, Calgary

MLS® #A2263959

**\$624,900**

3 Bedroom, 3.00 Bathroom, 1,345 sqft

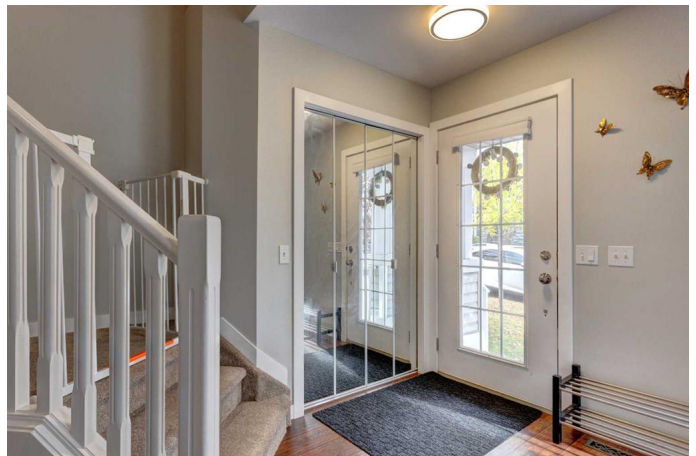
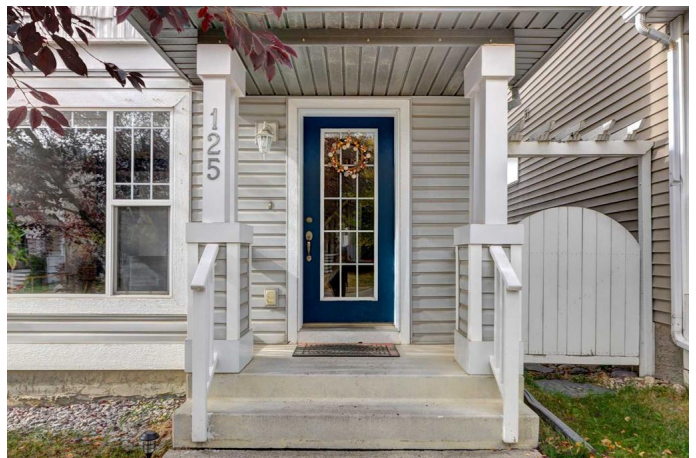
Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Openhouse Oct 25, 3 to 5pm. Welcome to this beautifully maintained detached home perfectly positioned on a sunny west-facing lot with stunning mountain views from the kitchen! Ideally located in the highly sought-after community of Tuscany, this property is just a 10 MINUTES WALK TO THE LRT, multiple public and schools, Sobeys, the Tuscany Club, parks, and walking trails offering the ultimate in convenience and lifestyle. The main level features a bright, open floor plan with white ceiling-height cabinetry, granite countertops, a corner pantry, large dining area, hardwood flooring, spindle railing, and flat-finished ceilings. Patio doors lead directly from the kitchen to a spacious deck, perfect for outdoor entertaining. Upstairs you'll find three generous bedrooms, including a primary suite with 3-piece ensuite. The fully finished lower level offers a large recreation room, office or games area, and a dedicated laundry space. The DOUBLE DETACHED GARAGE is oversized and deep enough to fit a full-sized truck. The beautifully landscaped yard includes a deck, lower patio, and plenty of space for kids or pets to play. This home truly has it all location, mountain views, and a functional layout perfect for families. Don't miss out on this incredible opportunity!

Built in 2001

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2263959    |
| Price          | \$624,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,345       |
| Acres          | 0.07        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 125 Tuscany Springs Way Nw |
| Subdivision | Tuscany                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3L 2N4                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Recreation Facilities  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                              |
| Heating           | Forced Air                                                                                                                 |
| Cooling           | None                                                                                                                       |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full                                                                                                                       |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Private Yard                                   |
| Lot Description   | Back Lane, Back Yard, Landscaped, Level, Views |
| Roof              | Asphalt Shingle                                |
| Construction      | Vinyl Siding, Wood Frame                       |
| Foundation        | Poured Concrete                                |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 20                 |
| Zoning         | DC (pre 1P2007)    |
| HOA Fees       | 307                |
| HOA Fees Freq. | ANN                |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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