

# \$610,000 - 173 Tuscany Springs Way Nw, Calgary

MLS® #A2207875

**\$610,000**

4 Bedroom, 3.00 Bathroom, 1,441 sqft  
Residential on 0.09 Acres

Tuscany, Calgary, Alberta

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 youâ€™re welcomed by a bright foyer and, to your left, an inviting front room â€“ ideal as a reading nook, childrenâ€™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 â€“ the perfect spot to enjoy morning coffee or unwind with a glass of wine in the evening. Upstairs, youâ€™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 â€“ 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 â€“ 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 â€“ come see it for yourself!



Built in 2003

## Essential Information

MLS® #	A2207875
Price	\$610,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,441
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	173 Tuscany Springs Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2X5

## Amenities

Amenities	Clubhouse, Park, Recreation Room
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Kitchen Island, Pantry, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Treed
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 8th, 2025
Days on Market	6
Zoning	DC
HOA Fees	298
HOA Fees Freq.	ANN

## Listing Details

Listing Office      Real Estate Professionals Inc.

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