

**173 Tuscany Springs Way NW**  
**Calgary, Alberta**

**MLS # A2207875**



**\$610,000**

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

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

<b>Inclusions:</b>	N/A
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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!