

# \$619,900 - 145 Tuscany Springs Way Nw, Calgary

MLS® #A2249220

**\$619,900**

5 Bedroom, 4.00 Bathroom, 1,354 sqft

Residential on 0.06 Acres

Tuscany, Calgary, Alberta

Beautiful & Well-Maintained 2-Storey Home in a Prime Location!

Welcome to this stunning 2-storey home, ideally situated on a quiet street close to schools, parks, pathways, the C-Train, shopping, and more!

The main floor features a spacious entry with a 2-piece bath, a bright family room with large bay windows, a welcoming living room with vaulted ceilings and a cozy gas fireplace, plus a dining area and functional kitchen with stainless steel appliances, a corner pantry, and abundant counter space. Step outside to enjoy the west-facing backyard complete with a very large deck, mature trees, and a double detached garage.

Upstairs, you'll find a sun-filled primary bedroom with a walk-in closet and 4-piece ensuite, along with two additional bedrooms and a full 4-piece bath.

The recently renovated basement offers even more living space, including a comfortable rec room, two large bedrooms, a beautifully upgraded 4-piece bathroom, and a laundry/utility room for your convenience.

Bonus: The house has a brand new roof! This home combines comfort, function, and a fantastic location – a true must-see!

Built in 2001

## Essential Information

MLS® #

A2249220



|                |             |
|----------------|-------------|
| Price          | \$619,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,354       |
| Acres          | 0.06        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 145 Tuscany Springs Way Nw |
| Subdivision | Tuscany                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3L2L5                     |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Playground, Recreation Room |
| Parking Spaces | 2                           |
| Parking        | Double Garage Detached      |
| # of Garages   | 2                           |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)                                     |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                           |
| Cooling           | None                                                                                                 |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Gas                                                                                                  |
| Has Basement      | Yes                                                                                                  |
| Basement          | Finished, Full                                                                                       |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 36                |
| Zoning         | DC (pre 1P2007)   |
| HOA Fees       | 310               |
| HOA Fees Freq. | ANN               |

### **Listing Details**

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | E-Trinity Realty and Management Ltd |
|----------------|-------------------------------------|

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