

\$600,000 - 129 Tuscany Springs Landing Nw, Calgary

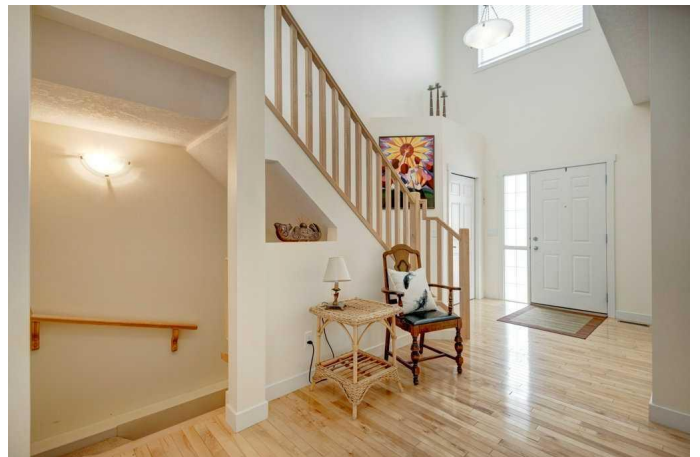
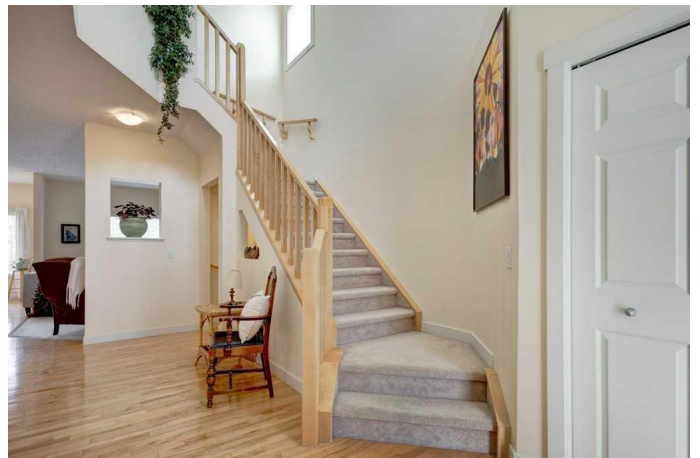
MLS® #A2213359

\$600,000

3 Bedroom, 3.00 Bathroom, 1,861 sqft
Residential on 0.08 Acres

Tuscany, Calgary, Alberta

Welcome to a rare opportunity to be an owner in desirable TANGLEWOOD VILLAS! These 2 storey Villas are rarely available for sale as they are tucked away in a private, natural ravine location nestled in with lovely, high-end detached homes. You will immediately feel the pride of ownership in this small community and love the beautiful, natural surroundings with pathways to enjoy all year long. This unit enjoys the perfect exposure where you'll savour your coffee in warm, morning sunshine on the forest facing back deck. In the afternoon, the home fills with west light thanks to large windows and spacious, 2 storey foyer. The main floor enjoys a lovely, open plan with beautiful maple hardwood floors + cabinetry, stainless steel appliances and granite countertops. Just off the garage entry is the perfect spot for a half bath and separate laundry room offering ample additional storage potential! Up the sunny staircase to the 2nd floor, you'll discover a spacious primary bedroom that enjoys morning sun, large walk-in closet and dreamy ensuite where you can soak the stress of the day away! Two additional bedrooms offer a multitude of options from home office, fitness area or hobby space as well as a 4 piece bathroom. The lower level remains ready for the development that best suits your family's needs. This semi-detached home is truly a gem with 1860+ sq ft of immaculately maintained, move in ready living space. Tuscany is a thriving community thanks to it's



stunning ravine location full of pathways with river views to explore, schools and shopping, LRT station. The Tuscan Resident's Association/Club offers programming + amenities including: tennis courts, splash park, skateboard park, gymnasium, rinks and rental opportunities for special family events. Call your favourite Realtor to book your private viewing today!

Built in 2004

Essential Information

MLS® #	A2213359
Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,861
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	129 Tuscan Springs Landing Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3B9

Amenities

Amenities	Playground, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Stone

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Other

Lot Description No Neighbours Behind, Private, Native Plants, Wooded

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 21st, 2025

Zoning M-CG

HOA Fees 231

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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