



**41 Tuscany Springs Gardens NW  
Calgary, Alberta**

**MLS # A2302882**



**\$425,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,066 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 401
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** Dishwasher, Dryer, Electric Stove, Garage Remote, Refrigerator, Washer, Window Coverings.

Welcome to 41 Tuscany Spring Gardens NW, a fantastic townhouse nestled in one of Northwest Calgary's most sought after communities. This 3 bedroom, 1.5 bathroom home offers 1,066 square feet of comfortable living space perfect for first time buyers, growing families, downsizers, or investors. The open main floor connects the kitchen, dining, and living areas seamlessly. The kitchen features quality stainless steel appliances and large windows flood the space with natural light throughout the day, keeping the home bright and welcoming year round. The fully fenced backyard is a private outdoor retreat ideal for summer entertaining, morning coffees, or a safe space for kids and pets to enjoy. Upstairs, three well proportioned bedrooms offer comfortable spaces for everyone. The primary bedroom is a calm and restful escape while the additional bedrooms work beautifully as kids rooms, a guest suite, or a home office. With 1.5 bathrooms thoughtfully placed throughout the home, the full bathroom upstairs serves the bedroom level comfortably while the convenient half bathroom on the main floor is perfect for guests and busy daily routines. The attached oversized single car garage provides secure parking plus generous storage for seasonal gear, sports equipment, and tools, an invaluable feature during Calgary winters. Life in Tuscany is second to none. Residents enjoy exclusive access to the Tuscany Club featuring a splash park, tennis and basketball courts, a skating rink, and year round community programming. Scenic pathways connect directly to the breathtaking Twelve Mile Coulee ravine for nature walks and cycling. Tuscany School and St. Basil School serve the community beautifully, and the Tuscany Market shopping centre puts Sobeys, restaurants, and daily services just minutes from your door. Quick access to Crowchild Trail, Stoney

Trail, and the Tuscany LRT Station makes commuting effortless. Book your private showing today.