



GRASSROOTS

REALTY GROUP

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**106 Tuscany Springs Heights NW
Calgary, Alberta**

MLS # A2304878



\$630,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,367 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Tankless Hot Water, Walk-In Closet(s), Wired for Sound

Inclusions: Alarm/Security System, Storage Cabinets (over desk) in basement, outside firepit, TV mount in basement, round wood framed mirror in upper stairway

**** OPEN HOUSE - May 2 and 3, Noon to 2:00 pm**** Welcome to 106 Tuscany Springs Heights NW, a warm and inviting family home located on a quiet street in Tuscany. Offering 4 bedrooms, 3.5 bathrooms, and 1,970 sq. ft. of total developed living space, this home is thoughtfully designed for growing families, busy households, and pet friendly living. The main floor entry is open and inviting with a large closet for coats and shoes, welcoming you into a bright and functional living space highlighted by a three sided fireplace and an abundance of windows that flood the home with natural light. The main level features a comfortable living area, a well appointed kitchen with stainless steel appliances and a pantry for added storage, and the convenience of a main floor half bathroom—ideal for everyday family life and entertaining. The upper level features a desirable family layout with a spacious primary retreat that includes a large walk in closet and a private 4 piece ensuite bathroom—a perfect space to unwind at the end of the day. Two additional bedrooms upstairs are well sized and share a 4 piece bathroom, ideal for children or guests. The fully developed basement expands the living space further with a fourth bedroom, a 3 piece bathroom with a beautiful tiled shower, and gorgeous custom maple built in storage cabinets, making it an excellent area for teens, guests, a home office, or a cozy family rec room. Durable vinyl plank flooring throughout the main and upper levels offers both style and practicality for families and pets. Thoughtful upgrades include central air conditioning and an on demand hot water system for year round comfort and efficiency. Outside, enjoy a low maintenance, fully fenced yard that’s perfect for kids and pets, with a beautiful pergola and firepit, along with the convenience of a detached double garage with back alley

access. Located close to schools, playgrounds, parks, pathways, and transit—and offering access to the Tuscany Residents Association clubhouse—this home delivers an exceptional, family focused lifestyle in one of Northwest Calgary’s most sought after communities. An ideal home for families looking for space, comfort, and a welcoming neighbourhood to put down roots.