



GRASSROOTS

REALTY GROUP

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

MLS # A2307883



\$439,900

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,335 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 401
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks		

Inclusions: N/A

GORGEOUS TUSCANY TOWNHOUSE – END UNIT - LARGE YARD - 3 BEDROOMS – 1 MINUTE WALK TO C-TRAIN – DOUBLE ATTACHED GARAGE. Welcome to 53 Tuscany Springs Gardens NW – A Perfect Blend of Style, Comfort & Location. Step into this beautifully maintained 3-bedroom, 1.5-bathroom townhouse that combines modern living with everyday convenience. Featuring an oversized double-attached garage and a 1-minute walk to the Tuscany C-Train Station, this home offers everything you need for comfortable city living. The main level welcomes you with gleaming hardwood floors and an open-concept layout designed for both functionality and flow. The sunlit living room is framed by large front windows that fill the space with natural light, creating a warm and inviting atmosphere. Just steps away, the spacious dining area seamlessly connects to a stylish kitchen equipped with stainless steel appliances, an abundance of counter space, and a functional breakfast bar—ideal for busy mornings or casual entertaining. Step through the back door to your private, over-sized, fenced yard, perfect for summer BBQs, morning coffee, or unwinding in the evening. A convenient 2-piece powder room completes the main level. Upstairs, retreat to the generously sized primary bedroom featuring a walk-in closet, while two additional bedrooms provide the ideal setup for a growing family, guests, or a home office. The lower level offers laundry facilities, additional storage, and direct access to the oversized double garage keeping your vehicles protected from the elements with plenty of room for bikes, tools, or outdoor gear. Located in one of Calgary’s most sought-after communities, you’ll enjoy quick access to schools, parks, shopping, and transit—all just a short stroll away. This is more than a home, it's

a lifestyle. Don't miss your opportunity—book your private showing today!