



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

155 Tuscany Springs Gardens NW
Calgary, Alberta

MLS # A2330025



\$414,900

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,255 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	0.72 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 401
Basement:	Partial	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Walk-In Closet(s)		

Inclusions: Portable Island is negotiable

Welcome home to this beautifully refreshed, sun-drenched townhouse in a prime, highly accessible location. Step inside and head upstairs to a desirable open-concept main floor, newly painted in a crisp, modern palette with bright white baseboards. The expansive living room easily accommodates large furniture configurations, anchored by character-rich hardwood flooring. A versatile side counter and dual cupboard setup serves perfectly as a tech nook or display station. The adjoining dining area flexibly scales from intimate dinners to larger gatherings, flowing seamlessly into the updated kitchen. Home chefs will love the freshly painted white cabinetry, dual sinks overlooking the backyard, and brand-new stainless steel appliances (stove, dishwasher, and bottom-freezer fridge). Upstairs, brand-new carpeting leads to a great flex space—ideal for a home office, reading nook, or yoga studio. The spacious primary suite is flooded with natural light from a south-facing window & features a large walk-in closet with built-in linen storage. Two additional well-sized bedrooms offer excellent closet space and one features custom built-in shelving. The updated full bathroom boasts a modern vanity, newer toilet, and an upgraded showerhead. The lower levels include a tucked-away powder room, with easy access to the garage or out to the backyard or upstairs. There's a dedicated laundry/utility basement which offers direct access to your oversized single garage. Outside, the fully fenced, south-facing backyard is a great summer oasis featuring a patio area & a mature shade tree. Mechanical upgrades provide total peace of mind, including a New Hot Water tank, Updated Toilets & New CO2/smoke detectors. Capital gains are also protected, with complex-wide exterior stair & railing replacements already planned. Enjoy living in this fabulous home, while

just steps from the C-Train, transit, parks, and pathways. The community is robust with amenities, schools and quick access out to the mountains! Make an appointment to view this today!