



GRASSROOTS
REALTY GROUP

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53 Tuscany Springs Heights NW
Calgary, Alberta

MLS # A2334240



\$495,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,052 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Carport, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home		

Inclusions: None

Don't miss this incredible opportunity to own a well-maintained detached, 2 storey home for the price of a townhouse—without the monthly condo fees! Located in a quiet, peaceful, and highly desirable community, this home is just a 5–10-minute walk to the Tuscany LRT Station and steps from local transit. Main Level has bright and generous living area perfect for relaxing or entertaining, the open kitchen is equipped with sleek stainless steel and black appliances, ample oak cabinetry, raised breakfast bar and durable laminate flooring throughout. A convenient 2-piece powder room completes the main floor. Step out onto the two-tiered deck—ideal for summer BBQs, overlooking a peaceful garden and a backyard with plenty of space for kids to play. Upper Level has a spacious primary bedroom with walk-in closet, sizable second bedroom, a full 4-piece bathroom and a sunny loft—perfect for a home office or study area. Unfinished basement is full of potential—ideal for a future rec room, home gym or additional living space. The laundry area includes a front-loading washer and dryer. Close to public and separate elementary and middle schools, parks, playgrounds, walking trails, and shopping. The Tuscany Club offers year-round programming and sports amenities for all ages, adding excellent convenience and lifestyle value. Brand-new roof to be installed prior to possession for added peace of mind. A great opportunity to own a detached home in one of Calgary's most desirable northwest communities. Book your private showing today!