



GRASSROOTS
REALTY GROUP

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268, 223 Tuscany Springs Boulevard NW
Calgary, Alberta

MLS # A2345118



\$579,900

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,119 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 735
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), French Door, Open Floorplan, See Remarks		

Inclusions: Hood Fan, Freezer in Laundry Room

Welcome to The Sierras of Tuscany, where lifestyle, community, and convenience come together! This beautifully maintained 2-bedroom, 2-bathroom condo offers easy living in a vibrant 40+ community known for its incredible amenities and welcoming atmosphere. Inside, you'll find a bright, open-concept layout with no carpet, some newer appliances, central air conditioning, in-suite laundry, excellent storage, and plenty of natural light. The kitchen flows easily into the dining and living areas, while the fully enclosed balcony provides wonderful additional living space—perfect for morning coffee, reading, or relaxing throughout the seasons. The spacious primary bedroom offers a comfortable retreat, while the second bedroom and full bathroom are ideal for guests, hobbies, or a home office. Condo fees include ALL utilities—heat, water, sewer, and electricity—offering excellent value and simple, predictable monthly expenses. What truly sets The Sierras apart is the lifestyle! Enjoy the pool and spa, fitness centre, theatre, bowling alley, library, games room, pool tables, ballroom, workshop, craft spaces, car wash and more. There's always something to do and plenty of opportunities to connect with neighbours—or simply enjoy it all at your own pace. Whether you're ready to downsize, simplify, travel more, or enjoy a more connected lifestyle, The Sierras of Tuscany offers so much more than a condo—it's a wonderful place to call home.