

\$585,000 - 71 Tuscany Springs Rise Nw, Calgary

MLS® #A2255789

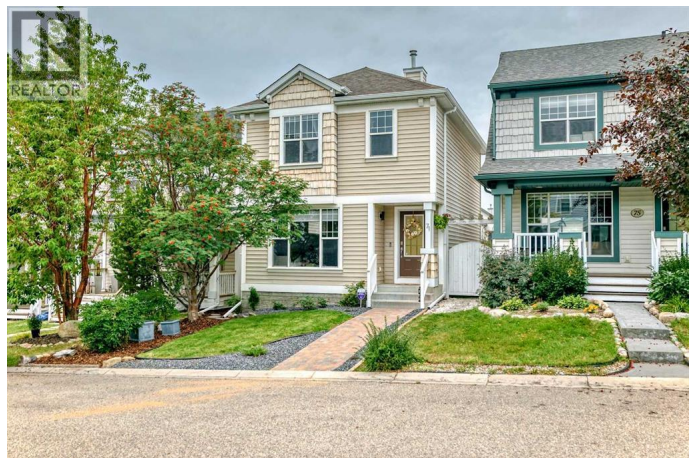
\$585,000

4 Bedroom, 3.00 Bathroom, 1,308 sqft

Single Family on 0.06 Acres

Tuscany, Calgary, Alberta

Welcome to this warm and charming 4-bedroom, fully finished Two Story by Heartland Homes, ideally located in the highly sought-after community of Tuscany. Perfectly suited for a growing family, this air-conditioned home combines comfort, convenience, and stunning mountain views. Step inside to a bright, open-concept main floor flooded with natural light. The spacious living room features large windows, while the dining area flows seamlessly into the updated white kitchen—complete with granite countertops, tile backsplash, pantry, and newer stainless-steel appliances, including a Kenmore induction stove, Bosch dishwasher and New Frigidaire Refrigerator. Upstairs, you’ll find 3 bedrooms and 2 full baths, highlighted by the west-facing primary retreat with a walk-in closet and private ensuite. The lower level offers a versatile rec room, 4th bedroom, laundry, plenty of storage and New Luxury vinyl plank flooring. Enjoy summer evenings in the fully fenced west backyard, featuring a large deck, storage shed, and gated access to your parking pad. Updates include a newer roof (2018), hot water tank (2019), Air conditioning (2018), durable laminate flooring, Luxury Vinyl plank (2024) basement, Frigidaire Refrigerator 2023, drip irrigation system for garden beds (2024). Home is upgraded with smart switches, smart plugs, Nest thermostat and much more! All this in a fantastic location—just steps to bus stops, minutes to the LRT, neighborhood



parks, and schools. Youâ€™ll also love the nearby Tuscany Club, local shopping at Tuscany Market, and easy access to Crowchild and Stoney Trail. Must See today!!
(id:6289)

Built in 2002

Essential Information

Listing #	A2255789
Price	\$585,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,308
Acres	0.06
Year Built	2002
Type	Single Family
Sub-Type	Freehold

Community Information

Address	71 Tuscany Springs Rise Nw
Subdivision	Tuscany
City	Calgary
Province	Alberta
Postal Code	T3L2S2

Amenities

Amenities	Park, Playground, Schools, Shopping, Recreation Centre
Features	Treed, Back lane
Parking Spaces	2
Parking	Other, Parking Pad
View	View

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning

# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Grand Realty
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