

# \$574,900 - 281 Tuscany Springs Way Nw, Calgary

MLS® #A2219421

**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,329 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

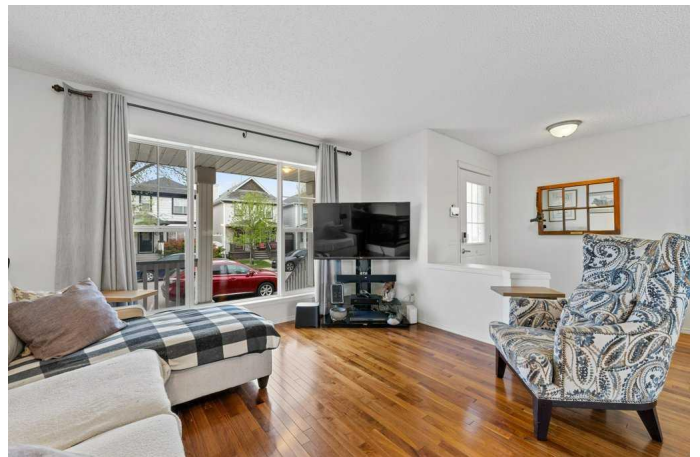
This well-maintained two-storey home offers the perfect blend of comfort, functionality, and location with mountain views! The main floor features beautiful hardwood flooring throughout, a cozy three-sided fireplace that connects the spacious living and dining rooms, and a well-appointed kitchen complete with stainless steel appliances including a gas stove and a convenient 2-piece bathroom.

Upstairs, you'll find a generous primary bedroom with a walk-in closet and a private 4-piece ensuite. Two additional good-sized bedrooms and a full 4-piece bathroom complete the upper level, making it an ideal layout for families.

The developed basement adds extra living space with a carpeted rec room, laundry area, utility room, two storage rooms, and roughed-in plumbing for a future bathroom.

Additional highlights include newer hot water tank, a brand-new roof, double gas lines for both the fireplace and BBQ, and a detached double garage. Enjoy the west-facing backyard with a patio—perfect for relaxing evenings. A charming front porch and the home's proximity to a kids' park, schools, C-Train, shopping, and all essential amenities make this an unbeatable opportunity.

Built in 2002



## Essential Information

MLS® #	A2219421
Price	\$574,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,329
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	281 Tuscany Springs Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2X7

## Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Three-Sided
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	2
Zoning	DC
HOA Fees	307
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX iRealty Innovations
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