

\$599,900 - 270 Tuscany Springs Way Nw, Calgary

MLS® #A2246508

\$599,900

4 Bedroom, 4.00 Bathroom, 1,358 sqft

Residential on 0.06 Acres

Tuscany, Calgary, Alberta

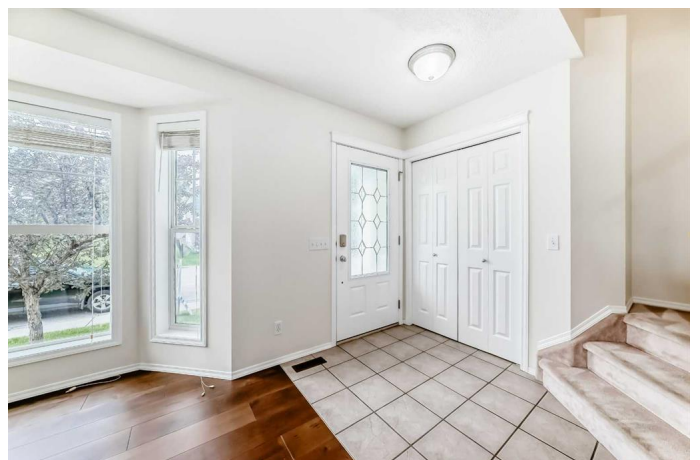
Pride of ownership shines through in this beautifully maintained home in the heart of Tuscany, where the sellers have lived for 20 years. The professionally developed basement was completed with permits, and the double car garage includes a convenient drive-thru bay—perfect for storing a recreational vehicle in the backyard.

Step inside to discover a warm and inviting main floor, featuring newer engineered hardwood flooring and a spacious living room that flows seamlessly into the dining area—ideal for hosting large gatherings. The kitchen offers functionality and style with an island, corner pantry, and stainless steel appliances, including a gas stove, refrigerator, and dishwasher. A 2-piece powder room completes the main level.

Upstairs, you'll find two generously sized bedrooms, a 4-piece main bathroom, and a private primary suite with a walk-in closet and 4-piece ensuite.

The fully finished lower level includes a cozy family room with gas fireplace, a fourth bedroom, another 4-piece bathroom, and a spacious laundry room.

Enjoy outdoor living with a fully fenced and landscaped yard, complete with a maintenance-free deck—perfect for relaxing or entertaining. The south-facing front yard



looks out onto a beautiful park, adding to the serene and welcoming atmosphere.

Don't miss your opportunity to own this comfortable and affordable home in Tuscany. Call your favourite REALTOR® today to book a showing!

Built in 2003

Essential Information

MLS® #	A2246508
Price	\$599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,358
Acres	0.06
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	270 Tuscany Springs Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2X6

Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, No Neighbours Behind, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	10
Zoning	R-1
HOA Fees	307
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Calgary Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.