

# \$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

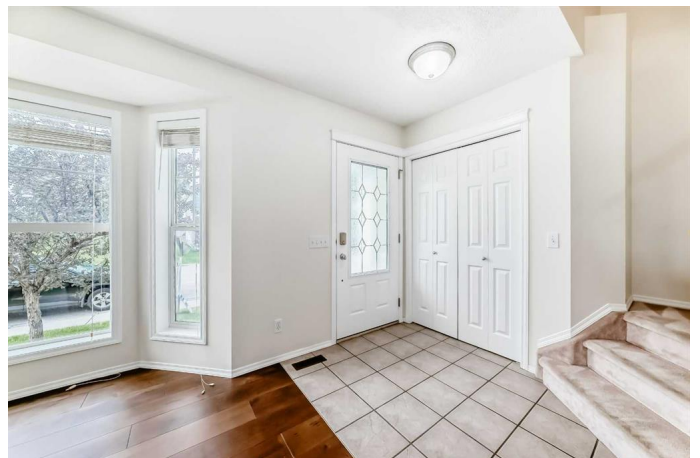
OPEN HOUSE: FRIDAY AUGUST 8TH 3 - 5 PM, SATURDAY AUGUST 9TH 1:00 - 3:30 PM, SUNDAY AUGUST 10TH 11 AM - 1 PM.

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 deckâ€”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 REALTORÂ® today to book a showing!

Built in 2004

### **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	2004
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
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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	3
Zoning	R-1
HOA Fees	270
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Greater Calgary Real Estate
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