

# \$624,900 - 125 Tuscany Springs Way Nw, Calgary

MLS® #A2263959

**\$624,900**

3 Bedroom, 3.00 Bathroom, 1,345 sqft

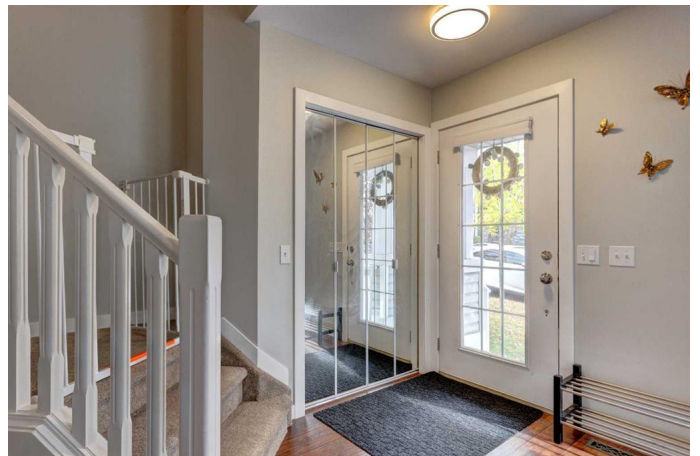
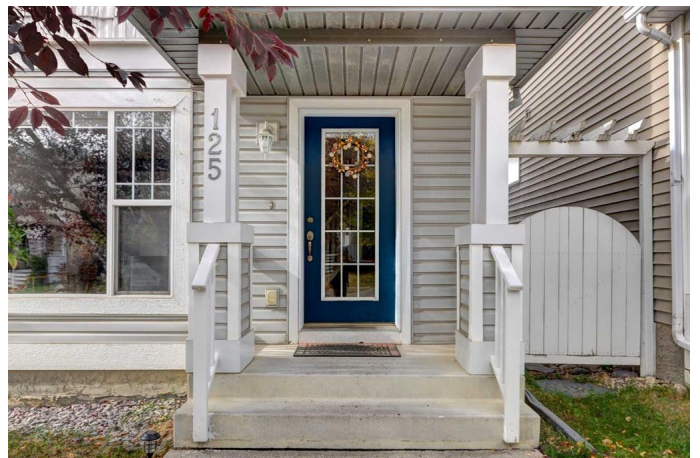
Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Openhouse Oct 11, 3:30 to 5:30pm. Welcome to this beautifully maintained detached home perfectly positioned on a sunny west-facing lot with stunning mountain views from the kitchen! Ideally located in the highly sought-after community of Tuscany, this property is just a 10 MINUTES WALK TO THE LRT, multiple public and schools, Sobeys, the Tuscany Club, parks, and walking trails offering the ultimate in convenience and lifestyle. The main level features a bright, open floor plan with white ceiling-height cabinetry, granite countertops, a corner pantry, large dining area, hardwood flooring, spindle railing, and flat-finished ceilings. Patio doors lead directly from the kitchen to a spacious deck, perfect for outdoor entertaining. Upstairs you'll find three generous bedrooms, including a primary suite with 3-piece ensuite. The fully finished lower level offers a large recreation room, office or games area, and a dedicated laundry space. The DOUBLE DETACHED GARAGE is oversized and deep enough to fit a full-sized truck. The beautifully landscaped yard includes a deck, lower patio, and plenty of space for kids or pets to play. This home truly has it all location, mountain views, and a functional layout perfect for families. Don't miss out on this incredible opportunity!

Built in 2001

## Essential Information



MLS® #	A2263959
Price	\$624,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,345
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	125 Tuscany Springs Way Nw
Community	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2N4

### Amenities

Amenities	Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Level, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 11th, 2025
Zoning	DC (pre 1P2007)
HOA Fees	307
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	First Place Realty
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