

# \$629,999 - 54 Tuscany Springs Heights Nw, Calgary

MLS® #A2224758

**\$629,999**

4 Bedroom, 3.00 Bathroom, 1,318 sqft

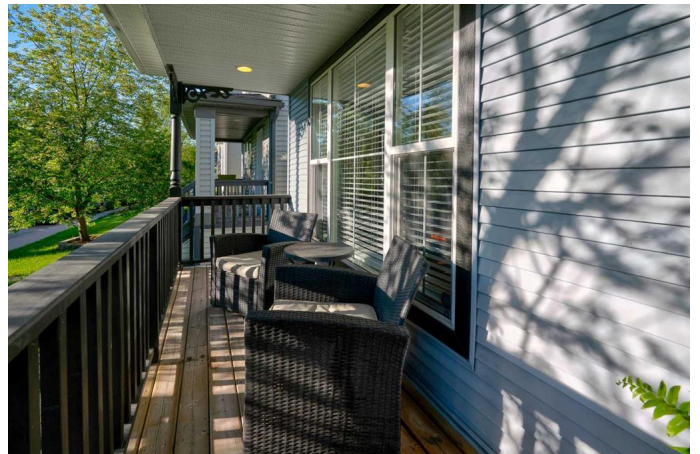
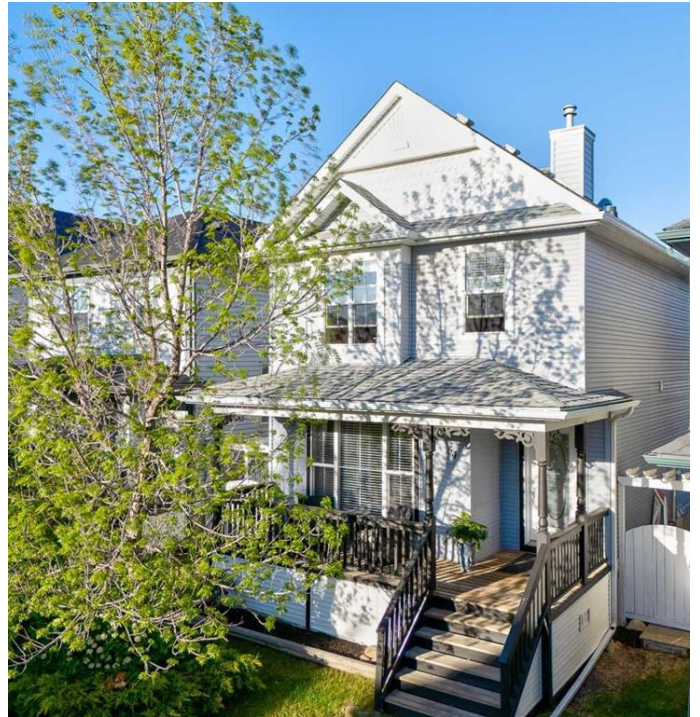
Residential on 0.07 Acres

Tuscany, Calgary, Alberta

This exceptionally well-maintained 4-bedroom, 3-bathroom home is nestled in the highly desirable community of Tuscanyâ€”offering the perfect combination of comfort, functionality, and access to nature. Designed with families and everyday living in mind, this spacious home features a smart layout and an unbeatable location in one of northwest Calgaryâ€™s most vibrant and connected neighborhoods.

From the moment you step inside, youâ€™ll be welcomed by an abundance of natural light pouring through large front-facing windows, creating a bright and inviting main floor. The open-concept layout seamlessly connects the generous living room to the dining area and kitchen, making it ideal for family gatherings and entertaining. The kitchen is well-equipped with ample storage, breakfast bar and access to an expansive backyard deckâ€”perfect for outdoor dining, childrenâ€™s play, or enjoying a quiet morning coffee.

Upstairs, the primary suite offers a private retreat, complete with a walk-in closet and a 4-piece ensuite featuring a modern shower and a generous vanity. Two additional bedrooms and another full bathroom provide plenty of space for children, guests, or a home office. A fourth bedroom is located in the partially finished basement, which is also roughed-in for an additional bathroom and potential fifth bedroom, offering excellent



flexibility for future development.

This home has been updated with a new roof and new carpet in 2022, and the exterior shines with refreshed landscaping, mature trees, and fantastic curb appeal. Enjoy peaceful evenings on the charming front porch while watching the sunset, or soak up the morning sun in the beautifully landscaped, east-facing backyard. The oversized double detached garage includes a built-in workbench and provides plenty of room for storage, tools, and hobbies. Alley access adds to the convenience and functionality of this well-appointed property.

Perfectly located just steps from schools serving Kindergarten through Grade 9, and within walking distance to the C-Train station and local shopping, this home offers unbeatable everyday convenience. Tuscany is built for community connection and outdoor enjoyment, situated along the scenic 12 Mile Coulee, with easy access to ravine trails and breathtaking natural views.

Residents of Tuscany enjoy access to a wide array of family-friendly amenities including a spray park, outdoor skating and hockey rinks, basketball and tennis courts, a pickleball court, skate park, playgrounds, and scenic walking paths. With something for everyone, it's a community that truly has it all.

This is a rare opportunity to own a move-in-ready home in one of Calgary's most beloved and well-connected neighborhoods. Don't miss your chance—book your private showing today and discover what makes this home, and Tuscany, so special.

Built in 2003

## Essential Information

MLS® #	A2224758
Price	\$629,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,318
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	54 Tuscany Springs Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2X9

## Amenities

Amenities	Clubhouse, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated, Oversized
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Dog Run, Private Yard
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	10
Zoning	DC (pre 1P2007)
HOA Fees	307
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
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