



# 223 Tuscany Springs Boulevard Calgary Alberta

\$599,900

This exquisite corner unit condo is a rare find in this highly sought-after adult-oriented complex. The bright and open floor plan, which seldom comes up for sale, has been meticulously cared for and is bathed in natural light throughout. Upon entering, the first thing you will notice is the spacious family room with two full walls of windows, offering expansive views and an inviting, airy atmosphere. The family room features a cozy fireplace and a unique blend of hardwood flooring with a carpet inset, creating a warm and inviting space for your furniture. From here, step out onto one of the two private decks—an uncommon luxury in this complex—perfect for relaxing or entertaining. The kitchen is a chef's delight, boasting maple cabinets, quartz overlay countertops, a beautiful tile backsplash, and a custom wood hood fan cover. Unlike most units, this kitchen benefits from a window over the sink, adding to its bright and airy feel. The adjoining dining nook opens to the family room, enhancing the sense of spaciousness. Just off the family room, you will find a versatile bedroom, currently used as a den, featuring a wall of double closets. The primary bedroom is a private retreat, tucked away from the main living area. It offers access to the second deck overlooking the serene courtyard, two blackout blinds for undisturbed rest, a walk-in closet, and a luxurious ensuite with quartz overlay countertops. The condo also includes a main bathroom with a large walk-in shower, linen storage, and quartz overlay counters. For your convenience, there is an in-unit laundry/storage room, and the upright freezer is included. The AC unit was replaced last August, ensuring a comfortable home all year-round. Additionally, the property comes with a heated underground parking spot located at the bottom of the stairwell, just outside the suite. The Sierras of Tuscany is an adult-oriented...

Living room 18.75 Ft x 16.58 Ft

Other 12.83 Ft x 10.92 Ft

Primary Bedroom 10.75 Ft x 14.67 Ft

Bedroom 12.00 Ft x 11.33 Ft

Laundry room 6.17 Ft x 5.75 Ft

Foyer 10.08 Ft x 9.33 Ft

4pc Bathroom 5.83 Ft x 7.67 Ft

3pc Bathroom 12.00 Ft x 6.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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