



## 223 Tuscany Springs Boulevard Calgary Alberta

\$429,900

Located in Building A, furthest from the road. Welcome to your new home in this sought-after 40+ community, where an active lifestyle meets comfort and convenience! This beautifully designed TOP FLOOR 2-bedroom, 1 -bathroom apartment features an open floor plan that invites natural light and warmth, creating a welcoming atmosphere for relaxation and entertaining. Enjoy the added benefit of included furniture, making your move-in experience effortless! Step inside to discover a spacious living area that seamlessly flows into a modern kitchen equipped with ample cabinetry and stainless steel appliances. Enjoy peaceful mornings on your private balcony. With the convenience of in-suite laundry, daily chores are a breeze! This community boasts an impressive array of amenities tailored for an active lifestyle. Stay fit and energized in the fitness centre, challenge friends to a game at the on-site bowling alley, or dance the night away in the elegant ballroom. For those special gatherings, the party room offers the perfect venue for celebrations, while the refreshing saltwater swimming pool and hot tub provide a relaxing retreat. Unleash your creativity in the craft room, explore new reads in the well-stocked library, or indulge your passion for wine in the dedicated wine-making room. For hobbyists, a fully equipped wood shop awaits your next project. Keep your vehicle in pristine condition with the convenient car wash and enjoy the peace of mind that comes with heated parking. Plus, movie lovers will appreciate the 40-seat theater, perfect for enjoying films with friends and neighbors. Experience a vibrant community with a rich calendar of social events and activities that foster connection and friendship. Don't miss the opportunity to live in this exceptional 40+ community, where comfort and camaraderie come together in perfect harmony! Schedule your private tour today and m...

Primary Bedroom 12.42 Ft x 13.67 Ft

Bedroom 12.42 Ft x 9.92 Ft

Foyer 5.17 Ft x 6.42 Ft

4pc Bathroom 9.00 Ft x 7.50 Ft

Kitchen 15.08 Ft x 9.50 Ft

Laundry room 9.00 Ft x 5.33 Ft

Living room 15.92 Ft x 13.50 Ft

Other 11.33 Ft x 9.83 Ft

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

Listing Presented By:



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