



## 223 Tuscany Springs Boulevard Calgary Alberta

\$599,900

This spacious 2 bedroom, 2 bathroom unit welcomes you with an open concept main living area. Featuring a well-appointed kitchen with ample cabinet space and breakfast bar; backing onto the bright great room with gleaming hardwood floors and a gas fireplace for cozy, ambiance Calgary's winter months. This functional layout has been lovingly maintained by original owners and offers a sizeable primary bedroom. Beyond the private ensuite is a large walk in closet. Through the French doors off the living room, a generous secondary bedroom may serve as a creative home office workspace. You'll appreciate the in-suite laundry room large enough to offer extra storage space as well as an additional 3 piece main bathroom. Beyond the living room, the outdoor patio space has been proactively outfitted with a sprinkler system. This upgrade allows a future development possibility of glass enclosure conversion to a three season sun room. The entire unit is build for comfort in a complex designed to cater to mature, active adults. Secure underground, heated parking will keep your vehicle safe and warm through the colder months and is equipped with a convenient car wash bay, while a storage unit keeps all your seasonal goods securely tucked away while still being easily accessible. The Sierra's of Tuscany is a phenomenal 40+ adult living community featuring an abundance of resort style amenities including an indoor pool, hot tub, billiards room, a library, gym, movie theatre, woodworking and arts and crafts rooms, Panorama Room for large social events, ballroom, bowling alley and guest suites available to rent for out of town visitors. With a robust social and events calendar, this complex fosters a strong adult community and although you won't want to leave; for moments when you must, transport is a breeze with quick access to Crowchild and Stoney Trail & the Tuscany LRT Station locat...

3pc Bathroom 8.42 Ft x 7.58 Ft

4pc Bathroom 7.75 Ft x 8.25 Ft

Bedroom 14.17 Ft x 11.08 Ft

Dining room 7.00 Ft x 14.08 Ft

Kitchen 9.83 Ft x 14.08 Ft

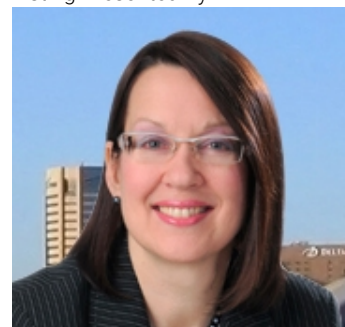
Laundry room 8.00 Ft x 7.67 Ft

Living room 14.83 Ft x 16.83 Ft

Primary Bedroom 13.92 Ft x 11.75 Ft

Other 5.25 Ft x 8.25 Ft

Listing Presented By:



Originally Listed by:  
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