



223 Tuscany Springs Boulevard Calgary Alberta

\$522,000

It's time to enjoy some of the finer things in life, such as peace and quiet that comes with adult living, recreation and spending time with friends and all this comes in one complex! This sought after condo is located near parks and plenty of walking paths and quick access to the C-Train. This one owner only Condo has been well cared for and maintained and comes with more than enough living space. It's for either one person with a busy schedule or the empty nesters ready to move into their next phase of life. The open spacious kitchen has plenty of counter space and lots of room for more than one cook in the house! Just off the kitchen you will find the laundry room with a stackable washer/dryer and chest freezer. Just off to the side is a den that can become either an office or 2nd bedroom. Near the front door in the hallway is the second bathroom which comes complete with a shower. There are closets for linen and towels and a pantry with shelving for groceries. The primary bedroom with ceiling fan includes a walk in closet and a 4 pc ensuite. The living room is the perfect place for watching TV or just enjoying the fireplace on a cool and cozy night. The middle window in the living room has been treated with a UV blocking film to help shade the sun. Just off the living room you can enjoy the sunshine during the day and cooldown breezes in the solarium at night. The solarium can also be used as an extra seating area for when the extended family comes over for special dinners! The Air Conditioner can be easily accessed from the inside of the solarium for maintenance. There is a roughed in gasline for future BBQ. This listing has an underground parking space with a large storage space and plenty of shelving! Sierra's of Tuscany complex has so much to offer the residents - in the parkade you will find the recycling area, on site car wash bay, woodw...

Primary Bedroom 3.96 M x 3.13 M
Dining room 2.98 M x 3.45 M
Foyer 1.39 M x 3.13 M
Kitchen 3.01 M x 3.23 M

Den 2.93 M x 2.71 M
3pc Bathroom 2.29 M x 2.13 M
4pc Bathroom 1.79 M x 2.80 M
Other 1.92 M x 1.93 M

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Living room 5.91 M x 3.91 M

Sunroom 3.37 M x 2.84 M