



223 Tuscany Springs Boulevard Calgary Alberta

\$439,900

Welcome to the Sierras of Tuscany - an exclusive 40+ adult living community where comfort, connection, and convenience come together in a resort-style setting. Whether you're ready to downsize, simplify, or just enjoy life at a more relaxed pace, this beautifully maintained condo offers the lifestyle you've been waiting for. Located steps from parks, walking paths, and the C-Train, you'll have the best of both nature and city access at your fingertips. Inside, the unit offers a smart and spacious layout with room to entertain, relax, and enjoy. The open-concept kitchen is bright and functional with plenty of counter space and storage—perfect for those who love to cook or host friends. Just off the kitchen, a large laundry room includes a stackable washer/dryer and space for a freezer. A flexible den offers the perfect option for a home office, hobby room, or even a second bedroom for visiting family. The primary suite features a walk-in closet, and a private 3-piece ensuite, while a second full bathroom near the front entry adds extra convenience for guests. The cozy living room is anchored by a gas fireplace and flows into the enclosed solarium—a three-season retreat ideal for morning coffee, afternoon reading, or evening breezes. The unit also has a roughed-in gas line for a BBQ, and easy indoor access to the A/C unit for maintenance. Downstairs, your heated underground parking stall includes a large private storage space with shelving—keeping everything secure and organized. But the real highlight? The Sierras of Tuscany lifestyle. This vibrant 40+ complex offers an impressive array of amenities including an indoor pool and hot tub, fitness centre, bowling alley, movie theatre, library, woodworking and craft rooms, billiards, wine room, ballroom, guest suite, and more. With a strong sense of community and secure key fob access, the Sierras of Tuscany offers a...

Living room 18.83 Ft x 13.00 Ft
Dining room 11.08 Ft x 12.83 Ft
Kitchen 9.83 Ft x 11.08 Ft
Primary Bedroom 13.00 Ft x 10.33 Ft

3pc Bathroom 5.83 Ft x 11.33 Ft
Bedroom 8.92 Ft x 9.08 Ft
4pc Bathroom 7.67 Ft x 7.08 Ft
Sunroom 11.83 Ft x 9.25 Ft

a

Listing Presented By:



Originally Listed by:
Real Broker

<http://www.onehouse.ca/>



Real Estate Professionals Inc.

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

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