



## 71 Tuscany Springs Rise Calgary Alberta

\$609,900

Welcome to this warm and charming 4-bedroom, fully finished Two Story by Heartland Homes, ideally located in the highly sought-after community of Tuscany. Perfectly suited for a growing family, this air-conditioned home combines comfort, convenience, and stunning mountain views. Step inside to a bright, open-concept main floor flooded with natural light. The spacious living room features large windows, while the dining area flows seamlessly into the updated white kitchen—complete with granite countertops, tile backsplash, pantry, and newer stainless-steel appliances, including a Kenmore induction stove, Bosch dishwasher and New Frigidaire Refrigerator. Upstairs, you'll find 3 bedrooms and 2 full baths, highlighted by the west-facing primary retreat with a walk-in closet and private ensuite. The lower level offers a versatile rec room, 4th bedroom, laundry, plenty of storage and New Luxury vinyl plank flooring. Enjoy summer evenings in the fully fenced west backyard, featuring a large deck, storage shed, and gated access to your parking pad. Updates include a newer roof (2018), hot water tank (2019), Air conditioning (2018), durable laminate flooring, Luxury Vinyl plank (2024) basement, Frigidaire Refrigerator 2023, drip irrigation system for garden beds (2024). Home is upgraded with smart switches, smart plugs, Nest thermostat and much more! All this in a fantastic location—just steps to bus stops, minutes to the LRT, neighborhood parks, and schools. You'll also love the nearby Tuscany Club, local shopping at Tuscany Market, and easy access to Crowchild and Stoney Trail. Must See today!! (id:6769)

4pc Bathroom 7.42 Ft x 4.92 Ft  
Bedroom 11.00 Ft x 9.33 Ft  
Bedroom 9.92 Ft x 9.17 Ft  
Primary Bedroom 12.50 Ft x 11.42 Ft  
Other 7.50 Ft x 4.42 Ft  
4pc Bathroom 7.42 Ft x 4.92 Ft  
Storage 8.42 Ft x 7.58 Ft

Family room 17.92 Ft x 9.92 Ft  
Bedroom 13.67 Ft x 9.50 Ft  
Furnace 12.08 Ft x 8.08 Ft  
Living room 12.42 Ft x 13.25 Ft  
Dining room 9.08 Ft x 9.50 Ft  
Kitchen 10.58 Ft x 11.33 Ft  
2pc Bathroom 5.75 Ft x 5.00 Ft

Listing Presented By:



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