



## 75 Tuscany Springs Gardens Calgary Alberta

\$425,000

OPEN HOUSE Saturday January 18th 1pm-3pm. Welcome to 75 Tuscany Springs Gardens NW, where convenience meets comfort in this beautifully designed 2-bedroom, 2.5-bathroom townhouse. Boasting a single attached garage and driveway space for a second vehicle, this home offers practicality and style in equal measure. As you enter, you'll be greeted by gleaming hardwood floors and a thoughtfully planned main level. The bright and spacious living room is bathed in soft natural light from large front windows, creating a warm and inviting space to unwind. Adjacent, a cozy dining nook connects seamlessly to the kitchen, which features timeless white cabinetry, a sleek stainless steel appliance package, and a functional breakfast bar. Sliding doors lead to your private backyard retreat, complete with a deck--perfect for morning coffee or evening gatherings. A convenient 2-piece powder room completes this level. Upstairs, you'll find two generously sized bedrooms, each with its own walk-in closet and ensuite bathroom, offering privacy and comfort for everyone. The lower level provides additional storage, a laundry area, and direct access to the oversized single garage--perfect for keeping your vehicle safe and out of the elements. One of this property's standout features is its unbeatable location. Just a short stroll to the Tuscany CTrain Station, you'll enjoy effortless access to the entire city. Plus, this home is move-in ready for quick or immediate possession.

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Primary Bedroom 15.00 Ft x 9.75 Ft

Bedroom 13.67 Ft x 9.75 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

3pc Bathroom 8.67 Ft x 4.92 Ft

Living room 13.17 Ft x 12.75 Ft

Kitchen 11.25 Ft x 11.00 Ft

Dining room 9.67 Ft x 8.83 Ft

2pc Bathroom 4.83 Ft x 4.75 Ft

Listing Presented By:



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