



## 223 Tuscany Springs Boulevard Calgary Alberta

\$709,900

Welcome to The Sierras of Tuscany, one of NW Calgary's most sought-after 40+ adult living communities, where comfort, connection, and convenience come together. This top-floor, 2 bedroom plus home office/den area, 2 bathroom condominium offers beautiful mountain and ravine views, enjoyed from a bright, open floor plan and a fully enclosed sunroom—perfect for year-round enjoyment. Recent updates include a brand-new air conditioning unit and newer, high-quality laminate flooring, adding both style and peace of mind. Additionally there are TWO underground parking stalls each with a large storage locker! Further storage is available in an enlarged in-suite storage room and the separate laundry room. Beyond the home itself, this well-managed complex is known for its welcoming atmosphere and active social calendar, allowing residents to participate as much—or as little—as they choose. Ownership here truly means embracing a lifestyle, with an impressive list of amenities including guest suites, a saltwater pool and hot tub, bowling alley, fitness room, private theatre, ballroom, craft room, woodworking shop, car wash, pool tables, and card room. The spectacular Panorama Room, complete with a fully equipped kitchen, is ideal for gatherings, celebrations, and community events. What a location! Just a short walk to the LRT, walking paths, minutes away from the Tuscany Residence Club and market and a quick commute to Crowfoot Centre and major roadways. Whether you're looking to downsize without compromise or enjoy a vibrant adult community, this exceptional home offers the perfect blend of low-maintenance living, luxury amenities, and breathtaking views! (id:6769)

Living room 16.50 Ft x 12.75 Ft

Dining room 10.00 Ft x 12.75 Ft

Kitchen 13.25 Ft x 12.17 Ft

Office 12.00 Ft x 12.17 Ft

Primary Bedroom 16.50 Ft x 14.75 Ft

Bedroom 12.58 Ft x 12.08 Ft

Laundry room 6.50 Ft x 8.42 Ft

Sunroom 9.25 Ft x 11.92 Ft

3pc Bathroom 9.67 Ft x 5.75 Ft

4pc Bathroom 9.67 Ft x 11.50 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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