

# \$675,000 - 14 Tuscany Springs Rise Nw, Calgary

MLS® #A2233060

**\$675,000**

3 Bedroom, 3.00 Bathroom, 1,445 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Tucked onto a quiet street in the heart of Tuscany, you are never going to find a Garage like this anywhere else!!! With an addition 650 Square Feet of Space you have enough room for all your toys and room for 2 lifts! Inside the main Home you have to take a look at this 3 bedroom, 2.5 bathroom home that blends comfort, space, and one truly rare feature: a view that stops you in your tracks. From the backyard or the upstairs windows, youâ€™™ll see rolling foothills and the full stretch of the Rocky Mountainsâ€™™ clear, wide, and stunning. With the home elevated above the properties behind, you get both the view and a sense of privacy that's hard to find.

Right off the front entry, thereâ€™™s a bright bonus roomâ€™™ perfect as a home office, creative space, or quiet hangout. At the back of the home, the kitchen flows into a warm and open living room and dining space that overlooks the yardâ€™™ ideal for entertaining, relaxing, or simply feeling connected.

Upstairs, youâ€™™ll find three comfortable bedrooms, including a primary suite with a private ensuite and those same incredible mountain views. Thereâ€™™s also a second full bath for the rest of the family or guests.

The backyard is designed for evenings outside, summer BBQs, or just enjoying the peace. But the garage is where things really get interesting.



Built for car lovers, creators, and anyone who needs real space, this oversized garage features two 4-post hoists (one with jacks), an 80-gallon air compressor, and extra-tall doors that let you pull in a trailer without thinking twice. Whether it's a workspace, a showroom, or your personal retreatâ€”itâ€™s all set up and ready to go.

Youâ€™re close to schools, parks, shopping, transit, Crowchild, and Stoney Trail. And with the mountains just a short drive away, adventure is always within reach.

If youâ€™re looking for a home that combines everyday ease with something truly unique, this just might be it.

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233060    |
| Price          | \$675,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,445       |
| Acres          | 0.07        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 14 Tuscany Springs Rise Nw |
| Subdivision | Tuscany                    |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3L 2S2 |

### **Amenities**

|                |                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------|
| Amenities      | Other                                                                                                           |
| Parking Spaces | 2                                                                                                               |
| Parking        | Heated Garage, Additional Parking, Double Garage Detached, Garage Faces Rear, On Street, Oversized, See Remarks |
| # of Garages   | 2                                                                                                               |

### **Interior**

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Built-in Features, Vinyl Windows, See Remarks, Storage |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings, Garage Control(s), Other, See Remarks                                        |
| Heating           | Forced Air                                                                                                                                           |
| Cooling           | None                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full                                                                                                                                                 |

### **Exterior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Lighting                                                      |
| Lot Description   | Back Lane, Back Yard, Few Trees, Street Lighting, Yard Lights |
| Roof              | Asphalt Shingle                                               |
| Construction      | Wood Frame, Vinyl Siding                                      |
| Foundation        | Poured Concrete                                               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 139             |
| Zoning         | DC (pre 1P2007) |
| HOA Fees       | 298             |
| HOA Fees Freq. | ANN             |

Listing Details

Listing Office                      Real Broker

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