

# \$619,900 - 145 Tuscany Springs Way Nw, Calgary

MLS® #A2249220

**\$619,900**

5 Bedroom, 4.00 Bathroom, 1,354 sqft  
Residential on 0.06 Acres

Tuscany, Calgary, Alberta

Beautiful & Well-Maintained 2-Storey Home in a Prime Location!

Welcome to this stunning 2-storey home, ideally situated on a quiet street close to schools, parks, pathways, the C-Train, shopping, and more!

The main floor features a spacious entry with a 2-piece bath, a bright family room with large bay windows, a welcoming living room with vaulted ceilings and a cozy gas fireplace, plus a dining area and functional kitchen with stainless steel appliances, a corner pantry, and abundant counter space. Step outside to enjoy the west-facing backyard complete with a very large deck, mature trees, and a double detached garage.

Upstairs, you'll find a sun-filled primary bedroom with a walk-in closet and 4-piece ensuite, along with two additional bedrooms and a full 4-piece bath.

The recently renovated basement offers even more living space, including a comfortable rec room, two large bedrooms, a beautifully upgraded 4-piece bathroom, and a laundry/utility room for your convenience.

Bonus: The sellers will be replacing the roof " meaning the buyer will enjoy a brand-new roof for years to come!

This home combines comfort, function, and a fantastic location " a true must-see!

Built in 2001

## Essential Information



MLS® #	A2249220
Price	\$619,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,354
Acres	0.06
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	145 Tuscany Springs Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2L5

### **Amenities**

Amenities	Playground, Recreation Room
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bar, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 15th, 2025
Days on Market	5
Zoning	DC (pre 1P2007)
HOA Fees	310
HOA Fees Freq.	ANN

## Listing Details

Listing Office            E-Trinity Realty and Management Ltd

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