

# **\$595,000 - 129 Tuscany Springs Landing Nw, Calgary**

MLS® #A2213359

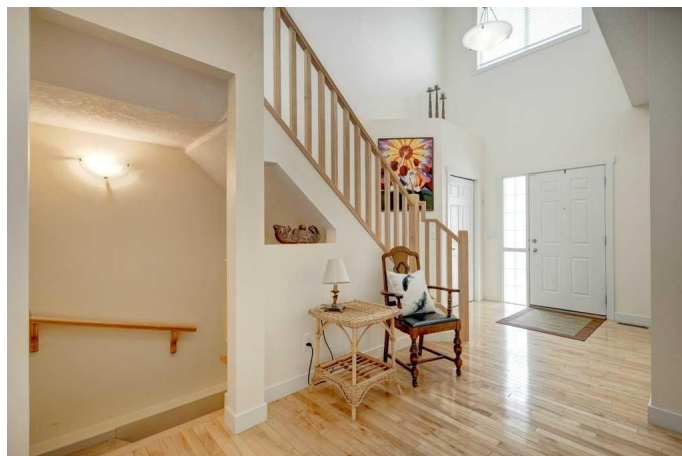
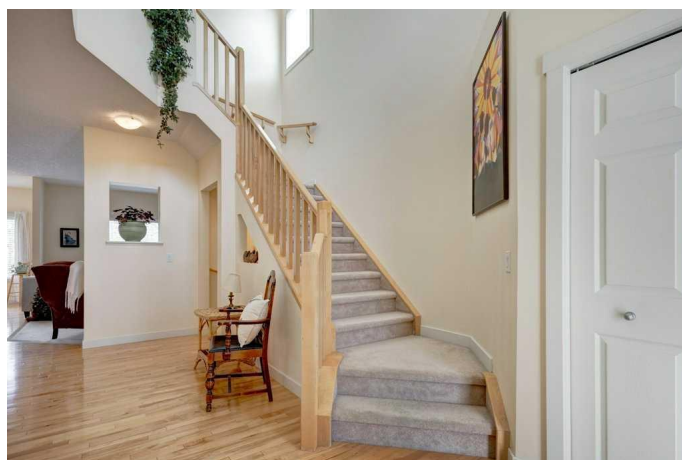
**\$595,000**

3 Bedroom, 3.00 Bathroom, 1,861 sqft

Residential on 0.08 Acres

Tuscany, Calgary, Alberta

Welcome to a rare opportunity to own in desirable TANGLEWOOD VILLAS! These two storey Villas are rarely available for sale as they are tucked away in a private, natural ravine location nestled in with lovely, high-end detached homes. You will immediately feel the pride of ownership in this small community and love the beautiful, natural surroundings with pathways to enjoy all year long. This unit enjoys the perfect exposure for savouring your coffee with warm, morning sunshine on the forest facing deck and then In the afternoon, the home fills with west light thanks to large windows and a spacious, 2 storey foyer. The main floor enjoys a lovely, open plan with beautiful maple hardwood floors + cabinetry, stainless steel appliances and granite countertops. Just off the garage entry is the perfect spot for a half bath and separate laundry room offering ample additional storage potential! Up the sunny staircase to the 2nd floor, you'll discover a spacious primary bedroom that enjoys morning light, large walk-in closet and 4 piece ensuite where you can say goodbye to the stress of the day away in your roomy soaker tub! Two additional bedrooms offer a multitude of options from home office, fitness area or hobby space as well as a 4 piece bathroom. The lower level remains ready for the development that best suits your family's needs. This semi-detached home is truly a gem with 1860+ sq ft of immaculately maintained, move in ready living space. Tuscany is a thriving community thanks



to it's stunning ravine location full of pathways with river views to explore, schools and shopping. You can also leave your car in the garage and enjoy a short walk to the Tuscany LRT station and the vast shopping/restaurants offered in the Crowfoot shopping area. The Tuscany Residents' Association/Club offers programming + amenities including: tennis courts, splash park, skateboard park, gymnasium, rinks and rental opportunities for special family events. Call your favourite Realtor to book your private viewing today!

Built in 2004

### **Essential Information**

MLS® #	A2213359
Price	\$595,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,861
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	129 Tuscany Springs Landing Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3B9

### **Amenities**

Amenities	Playground, Recreation Facilities
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Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	No Neighbours Behind, Native Plants, Private, Wooded
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 21st, 2025
Days on Market	55
Zoning	M-CG
HOA Fees	231
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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