

# \$599,900 - 270 Tuscany Springs Way Nw, Calgary

MLS® #A2246508

**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,358 sqft

Residential on 0.06 Acres

Tuscany, Calgary, Alberta

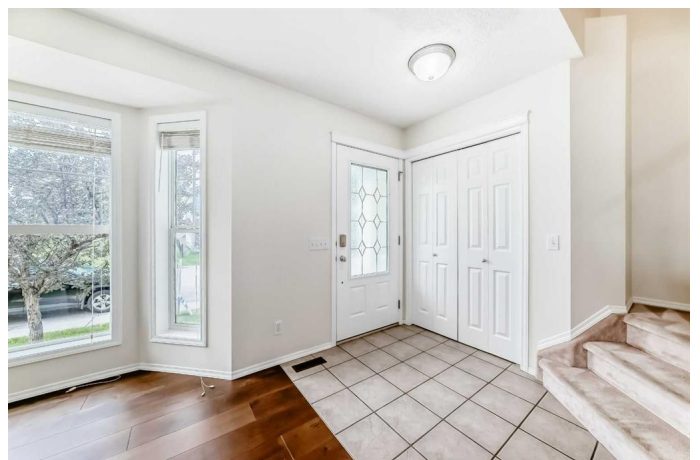
Pride of ownership shines through in this beautifully maintained home in the heart of Tuscany, where the sellers have lived for 20 years. The professionally developed basement was completed with permits, and the double car garage includes a convenient drive-thru bay—perfect for storing a recreational vehicle in the backyard.

Step inside to discover a warm and inviting main floor, featuring newer engineered hardwood flooring and a spacious living room that flows seamlessly into the dining area—ideal for hosting large gatherings. The kitchen offers functionality and style with an island, corner pantry, and stainless steel appliances, including a gas stove, refrigerator, and dishwasher. A 2-piece powder room completes the main level.

Upstairs, you'll find two generously sized bedrooms, a 4-piece main bathroom, and a private primary suite with a walk-in closet and 4-piece ensuite.

The fully finished lower level includes a cozy family room with gas fireplace, a fourth bedroom, another 4-piece bathroom, and a spacious laundry room.

Enjoy outdoor living with a fully fenced and landscaped yard, complete with a maintenance-free deck—perfect for relaxing or entertaining. The south-facing front yard



looks out onto a beautiful park, adding to the serene and welcoming atmosphere.

Don't miss your opportunity to own this comfortable and affordable home in Tuscany. Call your favourite REALTOR® today to book a showing!

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246508    |
| Price          | \$599,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,358       |
| Acres          | 0.06        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 270 Tuscany Springs Way Nw |
| Subdivision | Tuscany                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3L 2X6                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry                                                        |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air                                                                                       |
| Cooling           | None                                                                                                           |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 1                                                                                                              |
| Fireplaces        | Family Room, Gas                                                                                               |
| Has Basement      | Yes                                                                                                            |
| Basement          | Finished, Full                                                                                                 |

## Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, No Neighbours Behind, Zero Lot Line |
| Roof              | Asphalt Shingle                                                                             |
| Construction      | Vinyl Siding, Wood Frame                                                                    |
| Foundation        | Poured Concrete                                                                             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 4                |
| Zoning         | R-1              |
| HOA Fees       | 307              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.