

# \$635,000 - 112 Tuscany Springs Way Nw, Calgary

MLS® #A2217286

**\$635,000**

4 Bedroom, 4.00 Bathroom, 1,358 sqft

Residential on 0.08 Acres

Tuscany, Calgary, Alberta

Welcome to this beautifully 4-bedroom, 3.5-bathroom detached home in the highly sought-after community of Tuscany, NW Calgary.

This spacious home offers an open floor plan with a front living room, 3-way fireplace, quartz countertops, a functional island, and a corner pantry. Upstairs includes a master bedroom with a walk-in closet and 4-piece ensuite, two additional bedrooms, and a full family bathroom. The finished basement features a large rec room, 3-piece bathroom, laundry room, and a fourth bedroom with two windows. Located on a large pie lot with a double detached garage and room to play, it's just a 5-minute walk to the Tuscany LRT, parks, and playgrounds. New in May 2025: Hail-resistant roof, fresh paint, new carpets, updated appliances (fridge, dishwasher, microwave), smoke/carbon monoxide detectors, front handrails, patio door, bath faucets, and bath fans. This is a great opportunity to own a home in one of Calgary's most desirable northwest communities at an affordable price!

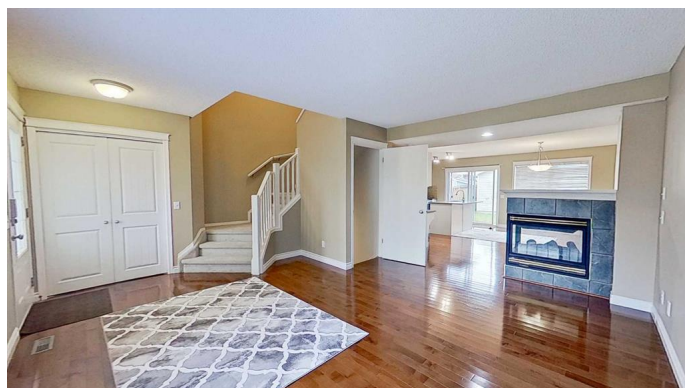
Built in 2001

## Essential Information

MLS® # A2217286

Price \$635,000

Bedrooms 4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,358
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	112 Tuscany Springs Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2N4

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached, Stall
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
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Lot Description	Garden, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	12
Zoning	DC
HOA Fees	307
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	ComFree
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