

368, 223 Tuscany Springs Boulevard NW  
Calgary, Alberta

MLS # A2217783



**\$559,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,127 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 714
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

This spacious 2 bedroom, 2 bathroom unit welcomes you with an open concept main living area. Featuring a well-appointed kitchen with ample cabinet space and breakfast bar; backing onto the bright great room with gleaming hardwood floors and a gas fireplace for cozy, ambiance Calgary's winter months. This functional layout has been lovingly maintained by original owners and offers a sizeable primary bedroom. Beyond the private ensuite is a large walk in closet. Through the French doors off the living room, a generous secondary bedroom may serve as a creative home office workspace. You'll appreciate the in-suite laundry room large enough to offer extra storage space as well as an additional 3 piece main bathroom. Beyond the living room, the outdoor patio space has been proactively outfitted with a sprinkler system. This upgrade allows a future development possibility of glass enclosure conversion to a three season sun room. The entire unit is build for comfort in a complex designed to cater to mature, active adults. Secure underground, heated parking will keep your vehicle safe and warm through the colder months and is equipped with a convenient car wash bay, while a storage unit keeps all your seasonal goods securely tucked away while still being easily accessible. The Sierra's of Tuscany is a phenomenal 40+ adult living community featuring an abundance of resort-style amenities including an indoor pool, hot tub, billiards room, a library, gym, movie theatre, bowling alley, woodworking and arts and crafts room. The Panorama Room and ballroom can facilitate large social events while guest suites are available to rent to accommodate your out of town visitors. With a robust social and events calendar, this complex fosters a strong adult community and although you won't want to leave; for moments when you must,

transport is a breeze with quick access to Crowchild and Stoney Trail & the Tuscany LRT Station located just across the road. These generously-sized 2 bedroom units are seldom offered in this amazing complex so call your favourite realtor to book a showing today!