# \$585,000 - 71 Tuscany Springs Rise Nw, Calgary

MLS® #A2255789

## \$585,000

4 Bedroom, 3.00 Bathroom, 1,308 sqft Residential on 0.06 Acres

Tuscany, Calgary, Alberta

Welcome to this warm and charming 4-bedroom, fully finished Two Story by Heartland Homes, ideally located in the highly sought-after community of Tuscany. Perfectly suited for a growing family, this air-conditioned home combines comfort, convenience, and stunning mountain views.

Step inside to a bright, open-concept main floor flooded with natural light. The spacious living room features large windows, while the dining area flows seamlessly into the updated white kitchenâ€"complete with granite countertops, tile backsplash, pantry, and newer stainless-steel appliances, including a Kenmore induction stove, Bosch dishwasher and New Frigidaire Refrigerator.

Upstairs, you'II find 3 bedrooms and 2 full baths, highlighted by the west-facing primary retreat with a walk-in closet and private ensuite. The lower level offers a versatile rec room, 4th bedroom, laundry, plenty of storage and New Luxury vinyl plank flooring. Enjoy summer evenings in the fully fenced west backyard, featuring a large deck, storage shed, and gated access to your parking pad. Updates include a newer roof (2018), hot water tank (2019), Air conditioning (2018), durable laminate flooring, Luxury Vinyl plank (2024) basement, Frigidaire Refrigerator 2023, drip irrigation system for garden beds (2024). Home is upgraded with smart switches, smart plugs, Nest thermostat and much more! All this in a fantastic locationâ€"just steps to

bus stops, minutes to the LRT, neighborhood







parks, and schools. You'II also love the nearby Tuscany Club, local shopping at Tuscany Market, and easy access to Crowchild and Stoney Trail. Must See today!!

#### Built in 2002

## **Essential Information**

MLS® # A2255789 Price \$585,000

Bedrooms 4
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,308
Acres 0.06
Year Built 2002

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 71 Tuscany Springs Rise Nw

Subdivision Tuscany
City Calgary
County Calgary
Province Alberta
Postal Code T3L 2S2

#### **Amenities**

Amenities Recreation Facilities

Parking Spaces 2

Parking Alley Access, Off Street, Parking Pad, Unpaved

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Granite Counters, Open Floorplan,

Pantry, Walk-In Closet(s), Smart Home

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot,

Views, Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed September 11th, 2025

Days on Market 52

Zoning DC (pre 1P2007)

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Grand Realty

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