

\$459,900 - 108 Tuscany Springs Gardens Nw, Calgary

MLS® #A2163290

\$459,900

3 Bedroom, 2.00 Bathroom, 1,363 sqft
Residential on 0.00 Acres

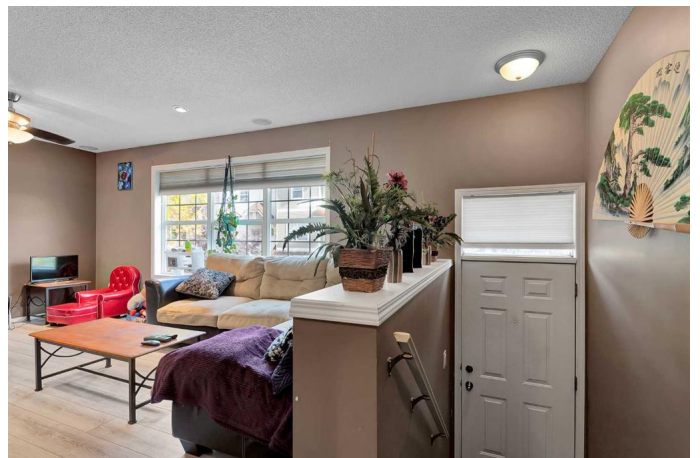
Tuscany, Calgary, Alberta

Welcome to the highly sought-after Mosaic in Tuscany! This spacious 3-bedroom, 1.5-bathroom townhome offers a peaceful living experience, tucked away in the quiet center of the complex, away from the main road. The main floor's open-concept layout features a large, inviting living room, a dining area, and a bright kitchen with a moveable island, perfect for entertaining or casual meals. A convenient powder room completes this level.

Upstairs, you'll find three generously sized bedrooms, providing plenty of space for family members or guests, and a well-appointed full bathroom. The lower level houses the laundry area, additional storage, and provides access to a large attached double-car garage. The garage offers ample storage space, accommodating two vehicles, with even more parking available in the driveway.

One of the standout features of this townhome is its fenced backyard, an ideal spot for children and pets to play or for summer barbecues and outdoor relaxation. The complex also offers plenty of visitor parking, making it easy to host friends and family.

Its location is excellent, just a short walk from the Tuscany C-Train station, offering convenient transit options. Easy access to Stoney Trail and Crowchild Trail makes commuting a breeze. Living in Tuscany means



enjoying plenty of outdoor recreation, with numerous walking trails, parks, and green spaces nearby, as well as the popular Tuscan Club. The Club offers a variety of programs for all ages, as well as fun amenities like a splash park, tennis courts, and an outdoor skating rink.

Families will also appreciate the area's excellent schools, including two elementary schools (one offering French immersion), a middle school, and a Catholic junior high, making this a fantastic location for families looking for community and convenience.

Built in 2002

Essential Information

MLS® #	A2163290
Price	\$459,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,363
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	108 Tuscan Springs Gardens Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2R5

Amenities

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

Interior

Interior Features	Kitchen Island, Wired for Data
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Window Coverings, Dryer, Electric Stove, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2024
Days on Market	171
Zoning	M-C1 d100
HOA Fees	208
HOA Fees Freq.	ANN

Listing Details

Listing Office	First Place Realty
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