

**221, 223 Tuscany Springs Boulevard NW
Calgary, Alberta**

MLS # A2300843



\$448,000

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	943 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 618
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this beautifully maintained 2 bedroom plus condo in the highly sought-after 40+ adult-living community of Sierras of Tuscany. Offering a perfect blend of comfort, space, and lifestyle. The spacious living area is warm and inviting, featuring a cozy gas fireplace—perfect for relaxing evenings. The classic kitchen is both functional and timeless, complete with quartz countertops and ample cabinetry, flowing seamlessly into a bright eating area filled with natural light. The large primary bedroom offers a peaceful retreat with a walk-in closet and private ensuite while a separate bedroom/den provides the perfect space for a home office or guest area. An additional 3-piece bathroom adds convenience for visitors. What truly sets this property apart is the exceptional range of amenities available within the complex. Residents enjoy access to an impressive indoor saltwater pool, hot tub, fitness facilities, bowling alley, movie theatre, ballroom, games room with pool tables, workshop, car wash, and more. Creative spaces like the arts & crafts room and community kitchen foster connection, while the library and quiet reading areas showcase stunning panoramic views of the Rocky Mountains. For visiting family and friends, well-appointed guest suites are also available. A rare opportunity to enjoy resort-style living in a vibrant and welcoming community.