

**117, 223 Tuscany Springs Boulevard NW
Calgary, Alberta**

MLS # A2324361



\$429,900

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	936 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Enclosed, Garage Door Opener, Heated Garage, Parkade, Stall, U		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Linoleum, Wood	Sewer:	-
Roof:	Concrete, Flat, See Remarks	Condo Fee:	\$ 618
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: TV wall mount in living room, A/C on balcony, attached folding ironing board in laundry room

Sought after and highly regarded, the Sierras of Tuscany is an impressively well-run, active living building (40+) offering an unparalleled array of amenities. This 935 sqft, two bedroom, two full bath condo serves as the ultimate landing place for your next chapter. Open and bright, the kitchen features ample cabinetry, a nearby pantry for extra storage, elegant granite countertops, and a modern backsplash. Central air conditioning ensures you remain cool all summer, while a cozy gas fireplace adds warmth and ambiance during the winter months. The expansive, east-facing first-floor balcony is elevated above ground level, making it a wonderful spot for morning coffee or evening barbecuing (complete with a convenient gas line). The spacious primary suite boasts a nice-sized walk-in closet and its own private ensuite bath - thoughtfully equipped with a motion sensor light so you never have to fumble for a switch in the dark. The versatile second bedroom is perfect for guests or a home office (add a Murphy bed for the best of both worlds!). The condo features a full-sized, in-suite laundry room (with a built-in folding ironing board) and has been recently painted in fresh, neutral tones. This first-class complex offers incredible social and recreational opportunities. Within the main building, you will find an indoor pool and hot tub, a vast library and puzzle area, a wine-making club room, a comfy ping pong room, a fully equipped workshop, and a car wash. The jewel of the main building is the Panorama Room, hosting music and social events alongside sweeping, picturesque views from the third floor, while at ground level there is a generous, west-facing shared patio with communal patio furniture and BBQs. Accessible via a comfortable enclosed walkway, the central Amenities Building offers even more: a dedicated movie theatre room, a craft room, a ballroom, a vibrant

games room featuring pool tables, shuffleboard, card tables, and darts, a bowling alley (join the league!), a fully equipped fitness facility, furniture painting room, and multiple inviting gathering spaces with fireplaces. You will never want for fellowship or activity in this dynamic, welcoming community. For your own overnight guests, there are nine guest suites throughout the complex and ample visitor parking. Perfectly situated near scenic walking paths and the Tuscan LRT station, the Sierras of Tuscan is the premier choice for downsizing or retiring into maintenance-free living and total peace of mind - and as an added bonus, electricity is included in the condo fees. Welcome home to a truly exceptional lifestyle.