

268, 223 Tuscany Springs Boulevard NW
Calgary, Alberta

MLS # A2345118



\$579,900

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,119 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 735
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), French Door, Open Floorplan, See Remarks		

Inclusions: Hood Fan, Freezer in Laundry Room

Welcome to The Sierras of Tuscany, where comfort, community, and an active lifestyle come together! This beautifully maintained 2-bedroom, 2-bathroom condo offers a wonderful opportunity to enjoy easy living in a vibrant 40+ community where neighbours quickly become friends. With central air conditioning, a fully enclosed balcony, extra living space, and a thoughtful layout, this home offers the perfect blend of comfort and convenience. Inside, you'll appreciate the bright, inviting space with no carpet, some newer appliances, and an open-concept layout that flows easily between the kitchen, dining, and living areas. The fully enclosed balcony is a wonderful extension of the living space—perfect for enjoying your morning coffee, reading, or relaxing throughout the seasons. The spacious primary bedroom offers a comfortable retreat, while the second bedroom and full bathroom provide flexibility for guests, hobbies, or a home office. In-suite laundry and excellent storage add to the everyday convenience. Condo fees include all utilities—heat, water, sewer, and electricity—offering exceptional value and peace of mind. Central air conditioning adds another level of comfort during the warmer months. What truly sets The Sierras apart is its incredible sense of community and outstanding amenities. Enjoy a morning swim in the pool, relax in the spa, stay active in the fitness centre, or catch a movie in the theatre. There's also a bowling alley, library, games room, pool tables, ballroom, workshop, and craft spaces, along with plenty of opportunities to connect with neighbours and enjoy new hobbies. Additional conveniences include assigned storage, a car wash in the parkade, and the peace of mind that comes with a secure, well-managed 40+ building. Whether you're looking to downsize, simplify, or simply enjoy a more

connected lifestyle, The Sierras of Tuscany offers a wonderful place to call home. Come see for yourself why so many residents love calling this community home!