



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

258, 223 Tuscany Springs Boulevard NW  
Calgary, Alberta

MLS # A2249196



\$548,000

|             |   |            |           |
|-------------|---|------------|-----------|
| Heating:    | Baseboard   | Water:     | -         |
| Floors:     | Carpet, Linoleum, Tile  | Sewer:     | -         |
| Roof:       | -   | Condo Fee: | \$ 769    |
| Basement:   | -   | LLD:       | -         |
| Exterior:   | Brick, Stucco, Wood Frame   | Zoning:    | M-C1 d125 |
| Foundation: | -   | Utilities: | -         |
| Features:   | Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s) |            |           |
| Inclusions: | n/a   |            |           |

Located in the desirable community of Tuscany, this 40+ adult living complex definitely won't disappoint. Welcome to Sierra's of Tuscany. This Stunning Corner Unit offers 1175 sqft of exceptional living space, 2 Expansive Bedrooms, 2 Baths, AC and so much more. Upon entering, you'll notice 9 ft Ceilings throughout, a spacious living room with gas fireplace, a vast dining area and a bright open floor plan that's made for entertaining. The kitchen showcases white appliances, plenty of cabinet space and island. Relax on your South facing balcony while backing onto a Green space and enjoy beautiful Mountain Views. A spacious Primary Retreat that features a Walk In Closet as well as a 3 piece ensuite. A Second bedroom thats perfect for family and friends when they come to visit. 4 Piece bathroom and laundry/storage room to complete this unit. This property also comes with one assigned parking stall and storage unit. Condo fees include All Utilities ( Electricity, Heat & Water). This Incredible complex only has the best amenities that include a Huge Indoor Salt Water Pool, Hot Tub, Movie Theatre, Bowling Alley, Workshop, Fitness Center, Car Wash, Billiards Room and the list goes on. Conveniently located, only a short walk to the LRT and minutes away from schools, parks, shops, walking/bike pathways, restaurants and the Tuscany Residents Club. Easy access to Crowchild and Stoney Trail. Come see this incredible property for yourself!