

**387, 223 Tuscany Springs Boulevard NW
Calgary, Alberta****MLS # A2240254****\$439,900**

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	937 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 601
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to the Sierras of Tuscany – an exclusive 40+ adult living community where comfort, connection, and convenience come together in a resort-style setting. Whether you're ready to downsize, simplify, or just enjoy life at a more relaxed pace, this beautifully maintained condo offers the lifestyle you've been waiting for. Located steps from parks, walking paths, and the C-Train, you'll have the best of both nature and city access at your fingertips. Inside, the unit offers a smart and spacious layout with room to entertain, relax, and enjoy. The open-concept kitchen is bright and functional with plenty of counter space and storage—perfect for those who love to cook or host friends. Just off the kitchen, a large laundry room includes a stackable washer/dryer and space for a freezer. A flexible den offers the perfect option for a home office, hobby room, or even a second bedroom for visiting family. The primary suite features a walk-in closet, and a private 3-piece ensuite, while a second full bathroom near the front entry adds extra convenience for guests. The cozy living room is anchored by a gas fireplace and flows into the enclosed solarium—a three-season retreat ideal for morning coffee, afternoon reading, or evening breezes. The unit also has a roughed-in gas line for a BBQ, and easy indoor access to the A/C unit for maintenance. Downstairs, your heated underground parking stall includes a large private storage space with shelving—keeping everything secure and organized. But the real highlight? The Sierras of Tuscany lifestyle. This vibrant 40+ complex offers an impressive array of amenities including an indoor pool and hot tub, fitness centre, bowling alley, movie theatre, library, woodworking and craft rooms, billiards, wine room, ballroom, guest suite, and more. With a strong sense of community and secure key

fob access, the Sierras of Tuscany offers a resort-style living experience just steps from parks, walking paths, and the C-Train. Discover why this is one of Calgary’s most sought-after 40+ communities—where every day feels like a getaway.