

**258, 223 Tuscany Springs Boulevard NW
Calgary, Alberta**

MLS # A2249196



\$548,000

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,175 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

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!