

\$774,800 - 33 Tuscany Springs Circle Nw, Calgary

MLS® #A2217259

\$774,800

4 Bedroom, 4.00 Bathroom, 1,635 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Rare opportunity in this fully developed home with a walk-out basement, SW-facing yard, & backing to a park/greenspace in desirable Tuscany! Fantastic location just a 10 min walk to LRT station; Close to schools & sports complex; Quiet street! Step in to a bright main floor with newer hardwood flooring. An updated kitchen offers full height espresso cabinetry with crown moulding & lower valance with lights, stainless steel appliances, granite counters, travertine backsplash, a central island with raised stool bar, pull out pantry, and a great dining area. Generous living room with a corner gas fireplace! A private 2-pce main bath plus convenient laundry/mudroom. Upstairs, a beautiful bonus room has a vaulted wood ceiling and built-in surround sound. A large primary bedroom has a ceiling fan, big walk-in closet, and a 4-pce ensuite bathroom with a large separate glass shower, separate soaker tub, slate tile floor, and spacious vanity. Two good sized kids's™ rooms plus a 4-pce bathroom completes the upper level. The fully finished walk-out basement was completed with permits and has an expansive rec room, large 4th bedroom, 3-pce bathroom, and remaining storage. A double attached garage has extensive built-in shelving. Hunter Douglas blinds; NEW hot water tank; new siding in 2017; new shingles in 2017. Pet free home. Step out from the dining room to a huge raised deck with beautiful views of the greenspace and a glass railing. The basement walks-out to a massive covered deck and fully landscaped



SW-facing private yard.

Built in 2001

Essential Information

MLS® #	A2217259
Price	\$774,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,635
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	33 Tuscan Springs Circle Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2K8

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Storage
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2025
Days on Market	14
Zoning	R-CG
HOA Fees	277
HOA Fees Freq.	ANN

Listing Details

Listing Office	Rhinorealty
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