

112 Tuscany Springs Way NW
Calgary, Alberta

MLS # A2217286



\$635,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,358 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Garden, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions:	Garage Opener
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Welcome to this beautifully 4-bedroom, 3.5-bathroom detached home in the highly sought-after community of Tuscany, NW Calgary. This spacious home offers an open floor plan with a front living room, 3-way fireplace, quartz countertops, a functional island, and a corner pantry. Upstairs includes a master bedroom with a walk-in closet and 4-piece ensuite, two additional bedrooms, and a full family bathroom. The finished basement features a large rec room, 3-piece bathroom, laundry room, and a fourth bedroom with two windows. Located on a large pie lot with a double detached garage and room to play, it's just a 5-minute walk to the Tuscany LRT, parks, and playgrounds. New in May 2025: Hail-resistant roof, fresh paint, new carpets, updated appliances (fridge, dishwasher, microwave), smoke/carbon monoxide detectors, front handrails, patio door, bath faucets, and bath fans. This is a great opportunity to own a home in one of Calgary's most desirable northwest communities at an affordable price!