

\$614,900 - 137 Tuscany Springs Way Nw, Calgary

MLS® #A2259548

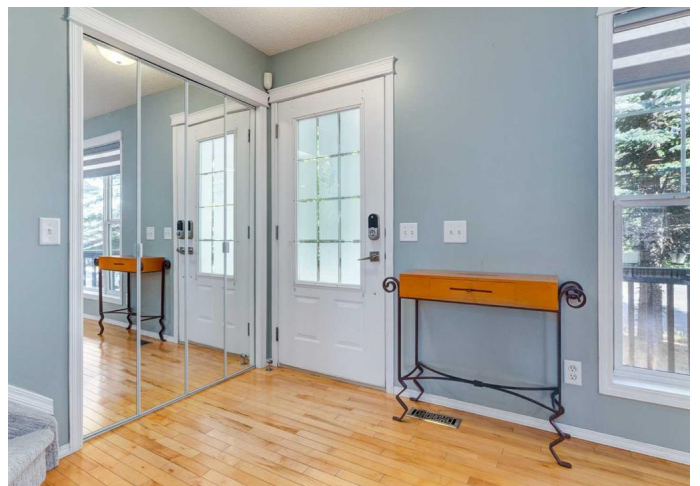
\$614,900

3 Bedroom, 4.00 Bathroom, 1,340 sqft

Residential on 0.06 Acres

Tuscany, Calgary, Alberta

Welcome to this red door gem in the highly desirable community of Tuscany, a beautifully maintained two-storey home that radiates pride of ownership and is completely move-in ready. Perfectly located just minutes from the Tuscany LRT station, schools, and community amenities, this property offers the ideal combination of convenience and comfort for families and professionals alike. Step inside and you are immediately welcomed by a bright, open atmosphere and a thoughtfully designed layout. The main floor showcases hardwood flooring throughout, a spacious living room highlighted by a cozy three-sided gas fireplace, and a generous eat-in kitchen and dining area. The kitchen has been updated with a new countertop along with a newer fridge and dishwasher, offering plenty of cabinetry and workspace to make daily living and entertaining effortless. A conveniently located two-piece bathroom completes the main level. Upstairs, the home features three inviting bedrooms, including a spacious primary suite with its own walk-in closet and a full ensuite. The two additional bedrooms capture stunning mountain views and share another four-piece bathroom. The newer carpet on the upper level creates a fresh and welcoming feel, while the overall layout is perfect for both family life and guests. The basement has been professionally finished, adding valuable living space with a bright family room, a versatile recreation area, an additional three-piece bathroom, and a



well-planned laundry and storage area. This lower level offers endless possibilities, from a playroom to a home gym or media room. Outdoors, the west-facing backyard provides the perfect setting for evening relaxation and entertaining. A large deck with a natural gas line is ready for your BBQ or fire table, and the yard also includes a fire pit area designed for low-maintenance enjoyment. The oversized double detached garage is extra tall and can easily accommodate large trucks or vans, making it a rare and practical feature. Additional upgrades such as the new furnace ensure peace of mind, while the community of Tuscany itself is one of Calgary's most sought-after, known for its scenic pathways, family-friendly parks, vibrant community centre, and quick access to major routes. This is more than just a house - it is a home that has been lovingly cared for, thoughtfully updated, and ideally positioned for its next chapter. Come and see for yourself why this is the one. Book your showing today and discover the lifestyle that awaits at 137 Tuscany Springs Way NW.

Built in 2001

Essential Information

MLS® #	A2259548
Price	\$614,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,340
Acres	0.06
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active
--------	--------

Community Information

Address	137 Tuscany Springs Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2N4

Amenities

Amenities	Clubhouse, Fitness Center, Playground, Party Room, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	26

Zoning	DC (pre 1P2007)
HOA Fees	307
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.