



THE
A-TEAM

**RE/MAX
FIRST**

223 TUSCANY SPRINGS Boulevard #206, Calgary T3L 2M2

MLS®#: **A2188707**

Area: **Tuscany**

Listing Date: **01/23/25**

List Price: **\$629,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2001**

Finished Floor Area

Abv Sqft: **1,213**
Low Sqft:
Ttl Sqft: **1,213**

DOM

7
Layout
Beds: **1 (1)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:
Park Feat: **Assigned,Parkade,Underground**

Utilities and Features

Roof: **Concrete**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Garburator,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Central Vacuum,High Ceilings,Jetted Tub,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main		3pc Ensuite bath	Main	
Living Room	Main	18`6" x 17`1"	Dining Room	Main	10`11" x 10`2"
Kitchen	Main	16`5" x 13`1"	Den	Main	11`6" x 11`2"
Laundry	Main	8`9" x 8`5"	Bedroom - Primary	Main	12`7" x 12`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$762

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc:

0012551

Remarks

Pub Rmks:

Welcome to THE SIERRAS OF TUSCANY & your new home here in this wonderful 1 bedroom + den condo overlooking the ravine & surrounded by panoramic views of the mountains & beyond! Available for quick possession, you won't want to miss out on this sunny 2nd floor home which offers all new flooring, open concept maple kitchen with upgraded appliances, underground parking with adjoining storage room & the unbelievable array of residents' amenities including an indoor saltwater pool, movie theatre, bowling alley & library. This truly fantastic home features new upgraded engineered hardwood floors (2024), spacious dining room, wonderful inviting living room with fireplace & maple kitchen with walk-in pantry & white appliances including Maytag stove/convection oven + new (2023) stainless steel Whirlpool dishwasher. The bedroom is a super size & has a big walk-in closet & ensuite with jetted tub & built-in cabinets. The home office - with French door & deep closet, easily doubles as a 2nd bedroom, & right next door to the 2nd full bath with walk-in shower. Large insuite laundry/storage room with Maytag washer & dryer (2023). And the icing on the cake? Check out the fabulous Southwest-facing balcony with gas BBQ line & the glorious views of the ravine & pristine mountain peaks! Additional extras include your parking stall with adjoining storage room in the secure underground parkade, Hunter Douglas blinds, new carpet & lino (2024), new interior paint (2020) & brand new/never-used A/C unit. Monthly condo fees include heat, electricity & water-sewer. Offering the finest in maintenance-free living, you'll be proud to make your home in one of Northwest Calgary's most sought-after 40+ adult communities, which offers an extensive list of amenities which include ballroom & movie theatre, workshop, craft room, bowling alley, gym, car wash, guest suites, visitor parking, stunning indoor saltwater pool & hot tub, outdoor terraces & 2-level common room complete with fireplace, kitchen, library & simply amazing views of the mountains! With its prime location in this highly-desirable neighbourhood with the Tuscany Club & Market both only moments away, walking distance to the Tuscany LRT, quick commute to Crowfoot Centre & easy access to Crowchild & Stoney Trails, you won't want to miss out on this sensational opportunity to enjoy the lock-up & leave lifestyle you've always dreamed of!

Inclusions:

NOTE: vacuflo system & freezer

Property Listed By:

Royal LePage Benchmark

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











