

223 TUSCANY SPRINGS Boulevard #250, Calgary T3L 2M2

MLS® #: **A2196309** Area: **Tuscany** Listing Date: **02/27/25** List Price: **\$1,050,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Parkade, Underground

Finished Floor Area

Abv Sqft: **2,340**
 Low Sqft:
 Ttl Sqft: **2,340**

DOM

1
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Clay Tile**
 Heating: **Baseboard,Boiler,Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Built-In Gas Range,Dishwasher,Double Oven,Freezer,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,High Ceilings,No Animal Home,No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$1,476** Title: **Fee Simple** Zoning: **M-C1**
 Fee Freq:

Legal Desc:

0111857

Monthly

Remarks

Pub Rmks:

Welcome to this RARE 2340ft², LUXURY CONDO with STUNNING MOUNTAIN VIEWS and backing onto OPEN FIELDS in the premiere 40+ COMPLEX in NW Calgary, built to high standards and loaded with FANTASTIC AMENITIES. The sense of community is very strong and you can be as involved as you desire. The 9' CEILINGS in the condo unit create a open feel throughout along with the SW view overlooking the GREEN SPACE and the superb MOUNTAIN VIEWS. Soak up the sun for 8 months of the year on the massive DECK, where you can enjoy your potted plants and where you can indulge in delightful meals or afternoon coffee. Hardwood floors are in much of the condo along with neutral carpets,(replaced 7 years ago). You will be delighted with the GIGANTIC PRIMARY BEDROOM, graced by a gas fireplace and a 5 piece bathroom. The second bedroom is located at the other end of the condo, for added privacy and adjacent to a 3 piece bath that just had a \$17K walk-in tub installed. Cooking in the kitchen is a delight with it's solid core oak cabinets, double wall ovens, great counter space and additional "fridge drawers" for added cool storage. Relax in the spacious living room with SW views and a cozy gas fireplace. The interior office is perfect when working at a desk or as a retreat when reading a good book is preferred. The laundry room is off the front entrance with extra storage and another 1/2 bath for convenient use for your company. The LIFESTYLE THIS BUILDING OFFERS IN SECOND TO NONE whether you want to have a morning swim in the salt water pool, soak in the hot tub, have a game of bowling or pool, watch a movie in the theatre, work out in the gym, congregate in the craft rooms, enjoy some ballroom dancing or work away in the well stocked wood working shop. Company coming to visit for a few days? No problem as you can rent guest suites down the hall for their stay. The condo fee includes everything except cable/phone. This complex has it ALL!! TWO underground parking stalls along with TWO storage areas, and a free car wash bay round out the EXTRAORDINARY VALUE in this RARE CONDO.

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Mountain View)

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













