

# \$634,900 - 297 Tuscany Springs Way Nw, Calgary

MLS® #A2245088

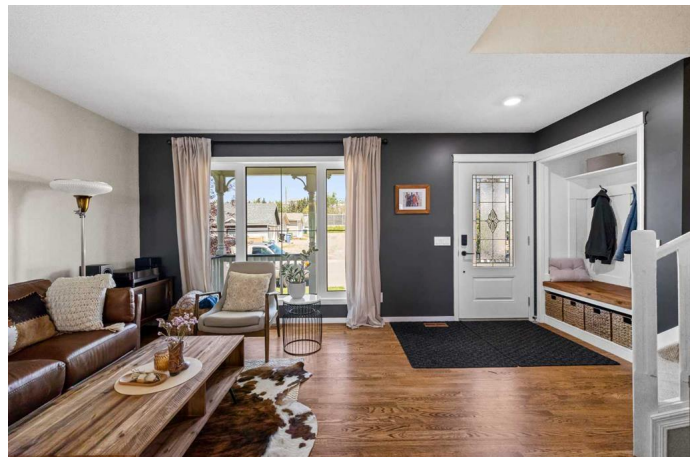
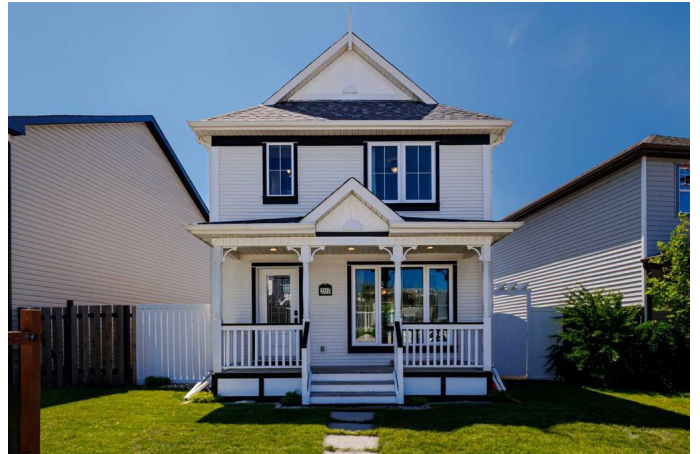
**\$634,900**

3 Bedroom, 3.00 Bathroom, 1,357 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Welcome to a home that seamlessly blends thoughtful design, comfort, and everyday functionality. From the moment you enter, you're welcomed into a spacious living room centered around a charming triple-sided fireplace with a tile surround and classic mantle—perfectly positioned to be enjoyed from both the living area and the adjacent kitchen. The kitchen is both stylish and practical, offering granite countertops, filtered water and ice maker in the fridge, stainless steel appliances, gas range and a generous island with raised breakfast bar seating—ideal for casual dining or morning coffee. A corner pantry provides ample storage, while direct access to the back deck makes indoor-outdoor entertaining a breeze. Outside, the fully fenced backyard features a patio space perfect for lounging or summer barbecues. Whether hosting friends or enjoying quiet evenings, this backyard is a versatile extension of the home's living space. The eating nook, open to the kitchen, creates an inviting space for meals and gatherings with loved ones. Upstairs, the primary bedroom is a private and peaceful retreat—bright and airy, complete with a 3-piece ensuite and a walk-in closet. Two additional bedrooms and a full 4-piece bathroom provide comfortable accommodations for family or guests. The full, unfinished basement offers abundant potential for future development—whether you envision a home gym, media room, or additional bedrooms. A dedicated laundry area



is conveniently located in the basement as well. Additional features include brand new doors & triple pane Lux windows throughout with transferable warranty, this residence offers enhanced energy efficiency and peace and quiet year-round. This home offers a well-balanced layout, timeless finishes, and all the essentials for everyday livingâ€”wrapped in warmth, light, and possibility.

Built in 2003

**Essential Information**

MLS® #	A2245088
Price	\$634,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,357
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	297 Tuscany Springs Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2X7

**Amenities**

Amenities	Park, Playground, Clubhouse, Picnic Area, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

## Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

## Exterior

Exterior Features Other

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed August 1st, 2025

Days on Market 1

Zoning DC (pre 1P2007)

HOA Fees 298

HOA Fees Freq. ANN

## Listing Details

Listing Office RE/MAX First

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