

# \$609,900 - 71 Tuscany Springs Rise Nw, Calgary

MLS® #A2255789

**\$609,900**

4 Bedroom, 3.00 Bathroom, 1,308 sqft

Residential on 0.06 Acres

Tuscany, Calgary, Alberta

Welcome to this warm and charming 4-bedroom, fully finished Two Story by Heartland Homes, ideally located in the highly sought-after community of Tuscany. Perfectly suited for a growing family, this air-conditioned home combines comfort, convenience, and stunning mountain views.

Step inside to a bright, open-concept main floor flooded with natural light. The spacious living room features large windows, while the dining area flows seamlessly into the updated white kitchen—complete with granite countertops, tile backsplash, pantry, and newer stainless-steel appliances, including a GE convection oven, Bosch dishwasher and New Frigidaire Refrigerator.

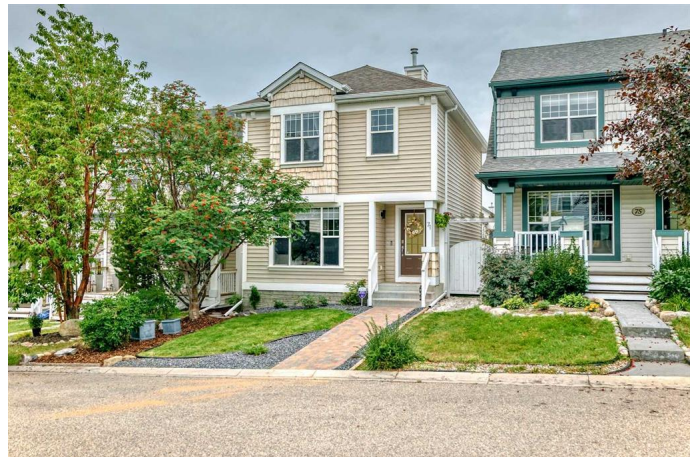
Upstairs, you'll find 3 bedrooms and 2 full baths, highlighted by the west-facing primary retreat with a walk-in closet and private ensuite. The lower level offers a versatile rec room, 4th bedroom, laundry, plenty of storage and New Luxury vinyl plank flooring.

Enjoy summer evenings in the fully fenced west backyard, featuring a large deck, storage shed, and gated access to your parking pad.

Updates include a newer roof (2018), hot water tank (2019), Air conditioning (2018), durable laminate flooring, Luxury Vinyl plank (2024) basement, Frigidaire Refrigerator 2023, drip irrigation system for garden beds (2024).

Home is upgraded with smart switches, smart plugs, Nest thermostat and much more!

All this in a fantastic location—just steps to bus stops, minutes to the LRT, neighborhood



parks, and schools. Youâ€™ll also love the nearby Tuscany Club, local shopping at Tuscany Market, and easy access to Crowchild and Stoney Trail. Must See today!!

Built in 2002

**Essential Information**

MLS® #	A2255789
Price	\$609,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,308
Acres	0.06
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	71 Tuscany Springs Rise Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2S2

**Amenities**

Amenities	Recreation Facilities
Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad, Unpaved

**Interior**

Interior Features	Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, Smart Home, Walk-In Closet(s), Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

	Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Treed, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 11th, 2025
Days on Market	1
Zoning	DC (pre 1P2007)
HOA Fees	307
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.