

**233, 223 Tuscany Springs Boulevard NW
Calgary, Alberta**

MLS # A2183074



\$325,000

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	799 sq.ft.	Age:	1999 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 519
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage		

Inclusions: Hood fan

Nestled in the vibrant community of Tuscany, the Sierras offer an exceptional adult living experience with a host of recreational amenities. Enjoy the indoor saltwater swimming pool, hot tub, fully-equipped exercise room, movie theatre, bowling alley, and games room with multiple pool tables. The expansive ballroom is ideal for social events, while the large workshop caters to DIY projects. For those seeking a quiet reading space, head to the library and enjoy the stunning Rocky Mountain views. The arts and crafts room, community kitchen, and panorama room provide additional space for relaxation and inspiration. This well-managed building ensures a worry-free lifestyle, with all utilities included in the condo fees. Residents here enjoy a variety of social activities, including happy hour socials, potlucks, games nights, and special interest clubs, fostering a warm, welcoming community. The building also offers affordable guest suites for visitors, heated underground parking close to the elevator, and a large storage locker. Inside, this charming one-bedroom unit find an open-plan design with tile and walnut laminate flooring. The cozy family room with a fireplace flows into the dining nook and updated kitchen, complete with newer stainless steel appliances and quartz countertops. The spacious bedroom is equipped with ample closet space, and the in-unit storage room includes laundry facilities, upper cabinets, and a built-in computer desk for convenience. Located near shopping, playgrounds, and the Tuscany LRT station, this home truly offers the perfect blend of tranquility and convenience. If you're looking for a peaceful, secure, and vibrant community, the Sierras of Tuscany is the ideal place to call home.