

# \$759,900 - 33 Tuscany Springs Circle Nw, Calgary

MLS® #A2217259

**\$759,900**

4 Bedroom, 4.00 Bathroom, 1,635 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Rare opportunity to own a fully developed walkout home backing directly onto a massive greenspace in the heart of Tuscany! Enjoy true privacy with no rear neighbours, a sun-drenched southwest-facing backyard, and tranquil views from both a raised upper deck and a spacious lower patio. Situated on a quiet street just a 10-minute walk to the Tuscany LRT station, and close to schools, parks, and the community sports complex, this home offers the perfect blend of location, functionality, and lifestyle.

Thanks to its unique layout and ideal southwest orientation, the home is flooded with natural light across all three levels â€” creating a warm, inviting atmosphere throughout.

Step into a bright main floor featuring newer hardwood flooring, an expansive living area with a cozy corner gas fireplace, and a beautifully updated kitchen with full-height espresso cabinetry, granite counters, travertine backsplash, stainless steel appliances, under-cabinet lighting, a central island with stool bar, and a large dining area. The main level also includes a 2-piece powder room and a convenient laundry/mudroom with garage access.

Upstairs, a large vaulted bonus room with built-in surround sound offers the perfect space for a media room or home office. The spacious primary suite features a ceiling fan, walk-in closet, and a luxurious 4-piece ensuite with a glass shower, separate soaker tub, slate



tile flooring, and extended vanity. Two additional well-sized bedrooms and a full 4-piece bath complete the upper level. The fully finished walkout basement (completed with permits) adds exceptional living space and private access. It includes a large recreation area, a generous fourth bedroom, a 3-piece bath, and plenty of storage. Additional upgrades include Hunter Douglas blinds, a new hot water tank, new siding (2017), and new shingles (2017). The double attached garage features extensive built-in shelving, and the exterior space is fully landscaped, offering a massive lower patio and a raised deck with glass railing overlooking the greenspace. This pet-free, meticulously maintained home offers a rare combination of privacy, light, location, and future flexibility.

Built in 2001

**Essential Information**

MLS® #	A2217259
Price	\$759,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,635
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	33 Tuscany Springs Circle Nw
Subdivision	Tuscany

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2K8

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Exterior Entry

### **Exterior**

Exterior Features	Storage
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	46
Zoning	R-CG
HOA Fees	277
HOA Fees Freq.	ANN

**Listing Details**

Listing Office              Rhinorealty

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