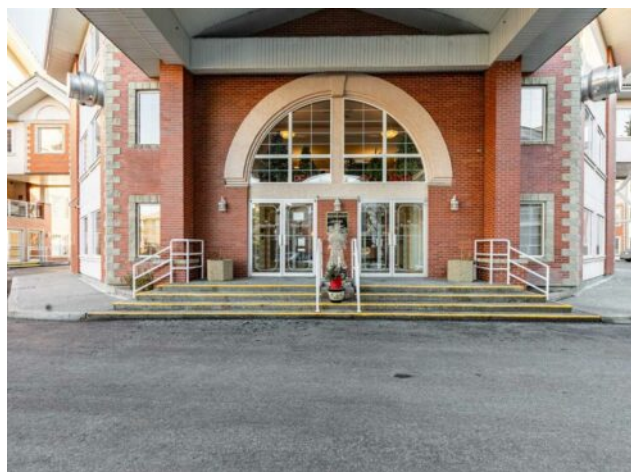


**314, 223 Tuscany Springs Boulevard NW  
Calgary, Alberta**

**MLS # A2274708**



# \$709,900

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,303 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 852
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d125
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Microwave is in "as is" condition

Welcome to The Sierras of Tuscany, one of NW Calgary's most sought-after 40+ adult living communities, where comfort, connection, and convenience come together. This top-floor, 2 bedroom plus home office/den area, 2 bathroom condominium offers beautiful mountain and ravine views, enjoyed from a bright, open floor plan and a fully enclosed sunroom—perfect for year-round enjoyment. Recent updates include a brand-new air conditioning unit and newer, high-quality laminate flooring, adding both style and peace of mind. Additionally there are TWO underground parking stalls each with a large storage locker! Further storage is available in an enlarged in-suite storage room and the separate laundry room. Beyond the home itself, this well-managed complex is known for its welcoming atmosphere and active social calendar, allowing residents to participate as much—or as little—as they choose. Ownership here truly means embracing a lifestyle, with an impressive list of amenities including guest suites, a saltwater pool and hot tub, bowling alley, fitness room, private theatre, ballroom, craft room, woodworking shop, car wash, pool tables, and card room. The spectacular Panorama Room, complete with a fully equipped kitchen, is ideal for gatherings, celebrations, and community events. What a location! Just a short walk to the LRT, walking paths, minutes away from the Tuscany Residence Club and market and a quick commute to Crowfoot Centre and major roadways. Whether you're looking to downsize without compromise or enjoy a vibrant adult community, this exceptional home offers the perfect blend of low-maintenance living, luxury amenities, and breathtaking views!