

# \$608,000 - 46 Tuscany Springs Bay Nw, Calgary

MLS® #A2218110

**\$608,000**

3 Bedroom, 4.00 Bathroom, 1,412 sqft  
Residential on 0.07 Acres

Tuscany, Calgary, Alberta

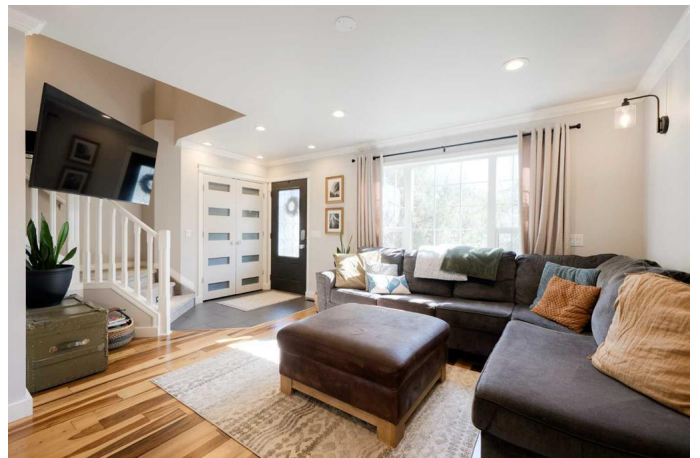
SUNDAY OPEN HOUSE CANCELED.  
Effortless Style and Everyday Function in a  
Home Built to Enjoy

Welcome to a beautifully designed 3-bedroom, 3.5-bathroom detached home in one of Calgary's established communities. Tucked away on a quiet cul-de-sac, this home offers over 1,400 square feet of thoughtfully finished living space with the perfect balance of comfort, convenience, and modern style.

Step inside and you're greeted by an open-concept main floor where upgraded cabinetry, granite countertops, and recently updated stainless-steel appliances make the kitchen both practical and polished. Just off the kitchen, a spacious mudroom provides extra storage and an ideal drop zone for busy mornings or family gatherings.

Upstairs, the primary suite is a relaxing retreat featuring a custom California walk-in closet and a spa-inspired ensuite with an oversized double shower and heated slate flooring. Two additional bedrooms and a full bathroom provide plenty of room for kids, guests, or a dedicated workspace.

The partially finished basement adds even more versatility. Whether you're looking for a home office, a gym, or a media room, this space is ready for your personal touch.



Step outside to a low-maintenance west-facing backyard that was made for entertaining. A large deck includes a covered area and a built-in industrial-grade natural gas grill—perfect for weekend BBQs or unwinding after a long day.

Practical upgrades make this home even more appealing, including roof shingles replaced in 2020 and an oversized double garage that is insulated, heated, and equipped with built-in benches and shelving for easy organization.

From quiet nights in to lively summer cookouts, this home offers a lifestyle that's as flexible as it is comfortable. With parks, schools, and shopping just minutes away, it's ready to welcome you.

Let's make YOUR dreams a Reality!

Built in 2003

**Essential Information**

MLS® #	A2218110
Price	\$608,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,412
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	46 Tuscany Springs Bay Nw
Subdivision	Tuscany

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2X7

### **Amenities**

Amenities	Clubhouse, Fitness Center, Game Court Interior, Racquet Courts, Outdoor Pool
Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Built-in Barbecue, Courtyard, Private Yard
Lot Description	Back Yard, City Lot, Cul-De-Sac, Landscaped
Roof	Asphalt, Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	3
Zoning	DC
HOA Fees	307
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                  Royal LePage Benchmark

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