

# \$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

Effortless Style and Everyday Function in a  
Home Built to Enjoy

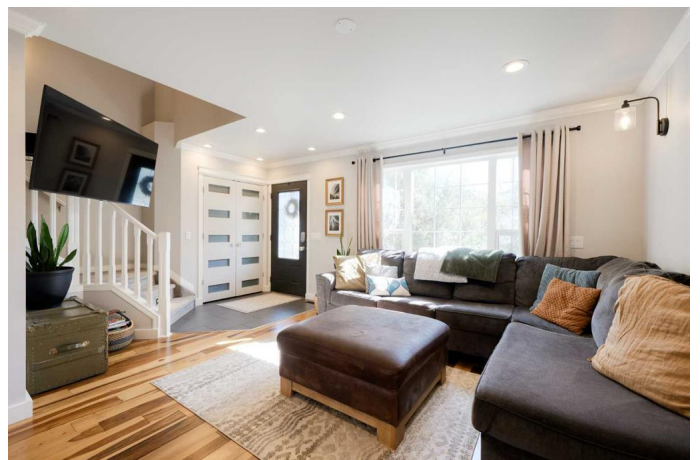
Welcome to a beautifully designed 3-bedroom, 3.5-bathroom detached home in one of Calgary's established communities. Tucked away on a quiet cul-de-sac, this home offers over 1,400 square feet of thoughtfully finished living space with the perfect balance of comfort, convenience, and modern style.

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! Realty!

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 | 1             |
| Zoning         | DC            |
| HOA Fees       | 307           |
| HOA Fees Freq. | ANN           |

**Listing Details**

Listing Office                  Royal LePage Benchmark

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