

# \$735,000 - 14 Tuscany Springs Rise Nw, Calgary

MLS® #A2233060

**\$735,000**

3 Bedroom, 3.00 Bathroom, 1,445 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Tucked onto a quiet street in the heart of Tuscany, this 3 bedroom, 2.5 bathroom home blends comfort, space, and one truly rare feature: a view that stops you in your tracks. From the backyard or the upstairs windows, youâ€™ll see rolling foothills and the full stretch of the Rocky Mountainsâ€”clear, wide, and stunning. With the home elevated above the properties behind, you get both the view and a sense of privacy that's hard to find.

Right off the front entry, thereâ€™s a bright bonus roomâ€”perfect as a home office, creative space, or quiet hangout. At the back of the home, the kitchen flows into a warm and open living room and dining space that overlooks the yardâ€”ideal for entertaining, relaxing, or simply feeling connected.

Upstairs, youâ€™ll find three comfortable bedrooms, including a primary suite with a private ensuite and those same incredible mountain views. Thereâ€™s also a second full bath for the rest of the family or guests.

The backyard is designed for evenings outside, summer BBQs, or just enjoying the peace. But the garage is where things really get interesting.

Built for car lovers, creators, and anyone who needs real space, this oversized garage features two 4-post hoists (one with jacks), an 80-gallon air compressor, and extra-tall doors



that let you pull in a trailer without thinking twice. Whether it's a workspace, a showroom, or your personal retreatâ€”itâ€™s all set up and ready to go.

Youâ€™re close to schools, parks, shopping, transit, Crowchild, and Stoney Trail. And with the mountains just a short drive away, adventure is always within reach.

If youâ€™re looking for a home that combines everyday ease with something truly unique, this just might be it.

Built in 2002

**Essential Information**

MLS® #	A2233060
Price	\$735,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,445
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	14 Tuscany Springs Rise Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2S2

**Amenities**

Amenities	Other
Parking Spaces	5
Parking	Quad or More Detached

## Interior

Interior Features	Built-in Features, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Other, Range Hood, Refrigerator, See Remarks, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Few Trees, Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	2
Zoning	DC (pre 1P2007)
HOA Fees	298
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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