

# \$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

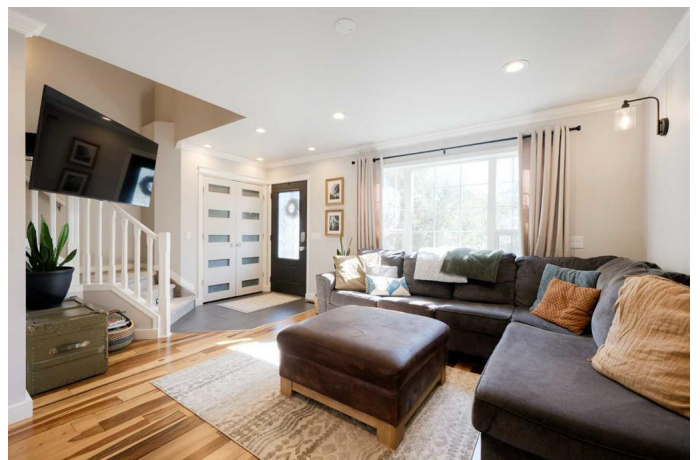
SUNDAY OPEN HOUSE CANCELED.  
Effortless Style and Everyday Function in a  
Home Built to Enjoy

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, Outdoor Pool, Game Court Interior, Racquet Courts
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	6
Zoning	DC
HOA Fees	307
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                  Royal LePage Benchmark

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.