



**80 Tuscany Summit Terrace NW  
Calgary, Alberta**

**MLS # A2292710**



**\$749,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,908 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting		

**Inclusions:** N/A

Set on an expansive 9,160 sq. ft. pie-shaped lot, this 4-bedroom, 3.5-bathroom home offers a rare combination of space, functionality, and move-in-ready comfort in Tuscany. With over 2,700 sq. ft. of developed living space, the layout is both practical and inviting. The main floor features hardwood flooring and a bright, open-concept design. At the heart of the home, the kitchen is beautifully finished with granite countertops, a large island, pantry, and gas range, while the adjacent dining area opens onto a composite deck overlooking the generous backyard. A main floor laundry room and powder room add everyday convenience. Upstairs, the spacious primary suite is a true retreat, complete with a well-appointed ensuite featuring a glass shower and stone flooring. Two additional bedrooms, a full bathroom, and a flexible bonus room provide plenty of room for family living. The fully finished basement extends the living space with a large rec/family area, wet bar, fourth bedroom, and full bathroom. Fresh paint throughout, including the basement, gives the home a clean, updated feel. Additional features include a double attached garage and a fenced dog run with direct access from the garage. The oversized pie-shaped lot offers exceptional outdoor space for kids, pets, gardening, or future plans&mdash;something rarely found in this established neighbourhood. Ideally situated with quick access to 12 Mile Coulee Road for an easy commute, just minutes to the LRT, and a convenient route west for quick getaways to the mountains.