



**76 Tuscany Summit Square NW
Calgary, Alberta**

MLS # A2306161

\$459,900



Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,238 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 268
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, See Remarks		

Inclusions: N/A

Welcome to Tuscany, an established sought-after community in Calgary's NW quadrant where pride of home ownership is evident in this family oriented community. One lucky family will have an opportunity to call this 2 bedroom, 2.5 bathroom move-in-ready residence their forever home. As you drive up to this family residence, you will immediately notice the elegant curb appeal and modern features of this complex. Walk through the front doors and be in awe of the oversized tandem attached garage with additional storage space. The phenomenal open concept main floor is designed for entertaining. The grand living room is perfect for entertaining and formal get-togethers. The fully equipped walk through kitchen features gleaming stone counters, and an abundance of cabinetry ensures there's a place for everything. Your inner chef will rejoice with stainless steel appliances and modern two tone soft close cabinetry. A large casual eating area just off the kitchen is perfect for family breakfast time and nightly dinners. Access the spacious balcony off the eating area, perfect for morning coffees and enjoying the evening breeze. The main floor is finished with a convenient 2-piece bath and a bright and spacious work from home office space. Head upstairs to find the large master retreat features plenty of space for king size bed and seating area. The master bedroom features an opulent en-suite. A second spacious bedroom, the main bath and the convenience of top floor laundry area round out the second floor. Enjoy the convenience of a Navien hot water on demand system, low condo fees, tandem attached garage and drive way for additional parking. If you're looking for a truly special home for your family or an investment property with a boutique feeling, this is the one! Homes of this caliber in an established area don't come to market often. This lovely home is in an

incredible, convenient location just a short drive into the community which offers an abundance of green space, schools and shopping. This community features plenty of parks and walking paths perfect for those who enjoy taking their dogs out for daily walks and morning runs. Located close to all amenities, including Crowchild Trail, Stony Trail, YMCA at Rocky Ridge, grocery, and shopping, this townhouse offers both comfort and accessibility. Call your favorite agent right away and book your showing as this home is truly one to be desired.