



**GRASSROOTS**

REALTY GROUP

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

**MLS # A2310165**



**\$435,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,272 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 268
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d57
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to your three-story townhouse nestled in the exclusive community of Tuscany. Backing onto a serene natural area, this property offers the perfect blend of tranquility and convenience. The main living space boasts extra cabinets in the kitchen, complemented by sleek quartz countertops and stainless steel appliances. Luxury vinyl flooring adds a touch of elegance, while plush carpeting provides comfort throughout. Step onto the good-sized balcony to enjoy morning coffee or evening sunsets. The upper level features a generously sized second room and convenient laundry space, along with a large main bathroom. Retreat to the master bedroom, complete with an en suite featuring a walk-in shower and double closets. Located close to all amenities, including Crowchild Trail and Stony Trail, this townhouse offers both comfort and accessibility. Don't miss the opportunity to make this your new home sweet home.