



**110 Tuscany Summit Green NW
Calgary, Alberta**

MLS # A2315282



\$799,999

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,713 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully renovated walkout basement home in the sought-after community of Tuscany! Offering over 2,200 sq ft of developed living space, this 4-bedroom, 4-bathroom home has been updated from top to bottom with stylish modern finishes and thoughtful design throughout. Step inside to a bright and inviting main floor featuring brand new vinyl plank flooring, a stunning new kitchen with an island including breakfast bar seating, new appliances with extended warranties, sleek cabinetry, subway tile backsplash, and an open dining area perfect for entertaining. The spacious living room is filled with natural light and centered around a gas fireplace, while the convenient main floor laundry and 2-piece bath complete the level. Upstairs, you’ll find a versatile bonus/family room, 3 spacious bedrooms, including an impressive primary bedroom with a walk-in closet and beautifully updated 5-piece ensuite. The fully finished walkout basement adds even more functional space with a large rec room, fourth bedroom, full bathroom, and direct access to the backyard. Enjoy the large balcony expansive fenced yard. Additional highlights include an attached double garage, new updated vinyl plank flooring throughout, and a pre-inspected property with all deficiencies already addressed for peace of mind. Located within walking distance to the Tuscany CTrain station, schools, parks, pathways, and community amenities, this move-in ready home combines style, space, and convenience in one of NW Calgary’s most popular neighbourhoods. Book your private showing today!