



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

15 Tuscany Summit Square NW
Calgary, Alberta

MLS # A2320613



\$399,900

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,147 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Greenbelt, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 265
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d57
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: None

NEW IMPROVED PRICEWelcome to this immaculate CORNER UNIT Townhome, perfectly situated ADJACENT to a PARK in the highly sought-after family-friendly community of Tuscany. This property is ideal for first-time buyers, downsizers, or investors looking for a PRIME LOCATION! As you approach the home, you'll be greeted by a SUNNY SOUTH facing PATIO, perfect for barbecuing and enjoying the outdoors. The thoughtfully designed open-concept main floor features soaring 9-foot ceilings, durable luxury vinyl plank flooring, and an abundance of windows that fill the space with natural light. The kitchen is a focal point with sleek modern cabinets, a classic subway tile backsplash, gorgeous quartz counters and upgraded stainless-steel appliances. The large kitchen island seamlessly opens to the spacious living room making it ideal for entertaining. Adjacent to this space is a well-sized dining room. A conveniently located powder room on the main floor adds to the functionality, making it ideal for guests. Upstairs, the generous primary bedroom boasts a walk-in closet that leads to a well-appointed 4-piece ensuite. An additional spacious bedroom and a 4-piece bathroom provides ample accommodation for family or guests, while the upper-level laundry and tech zone area offer added convenience. The unfinished basement presents a blank canvas for your creativity, allowing you to customize the space to your liking. Enjoy the benefits of 2 assigned parking stalls, peace of mind with Alberta New Home Warranty, energy efficiencies such as Hot water on Demand, having no neighbors on one side, the park right next door, and a sunny South exposure. This home is just steps away from extensive ravine pathways and is surrounded by excellent schools, parks, public transit, and the Tuscany Market, which features Sobeys, Starbucks, and a variety

of shops and services. With easy access to 12 Mile Coulee, off-leash areas, Lynx Ridge Golf Course, and the Tuscany LRT station, this location enhances your lifestyle while providing straightforward commuting options via Stoney Trail and Crowchild Trail. Don't miss the opportunity to make this stunning home your own! View the virtual tour or schedule your private tour today.