



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

MLS # A2320929



\$749,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,929 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Gazebo, Landscaped, Native Plants		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: Basement Deep Freeze and Fridge, Gazebo, TV and Mount in Primary Bedroom, TV Mounts in Living Room and Upstairs Family Room and Basement Rec Room. Garage Shelves

Welcome to this beautifully maintained family home tucked away on a quiet cul-de-sac in the highly sought-after community of Tuscany. Offering over 2,700 sq. ft. of developed living space, this move-in-ready, air-conditioned home, combines thoughtful updates, functional design, and an unbeatable location close to schools, parks, pathways, shopping, and the Tuscany C-Train Station. The bright and inviting main floor features laminate flooring, a convenient main floor office, and an open-concept layout designed for both everyday living and entertaining. At the heart of the home is a stunning kitchen showcasing quartz countertops, maple cabinetry, a walk-through pantry, a large island with breakfast bar seating. The adjacent dining area opens to the expansive deck and private backyard, while the spacious living room is filled with natural light and anchored by a cozy gas fireplace. Upstairs, a large bonus room creates the perfect gathering space for family movie nights or a playroom. The spacious primary retreat offers a walk-in closet and private 4-piece ensuite, while two additional generously sized bedrooms and a full bathroom complete the upper level. The fully developed basement adds exceptional versatility with a large recreation room, dedicated gym area, fourth bedroom, full bathroom, and plenty of storage space—ideal for growing families, guests, or multi-purpose living. Outside, enjoy a beautifully landscaped and fenced backyard with mature trees that create a peaceful and private setting for relaxing or entertaining. The large deck with gazebo extends your living space outdoors, while the double attached garage provides added convenience and storage. Living in Tuscany means enjoying one of Calgary’s most desirable family communities, known for its extensive pathway system, parks, ravines, Twelve Mile Coulee trails, and year-round

amenities at the Tuscany Club. With easy access to Crowchild Trail, Stoney Trail, the Tuscany Market, and the Rocky Mountains, this exceptional home offers the perfect balance of comfort, convenience, and community. This home is TRULY A MUST SEE!!