



GRASSROOTS
REALTY GROUP

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138 Tuscany Summit Square NW
Calgary, Alberta

MLS # A2325324



\$445,000

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,258 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Other		

Heating:	Boiler, Combination, Fan Coil, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 269
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d57
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Tankless Hot Water		

Inclusions: N/A

Beautiful Former Showhome in Desirable Tuscany NW Welcome to this beautifully appointed 2-bedroom, 3-storey former showhome in the sought-after community of Tuscany! Thoughtfully designed with an open-concept floor plan, this home offers bright, spacious living that's perfect for both everyday comfort and entertaining. The well-appointed kitchen flows seamlessly into the dining and living areas, creating a warm and inviting atmosphere. Upstairs, you'll find two generous bedrooms and two full bathrooms, providing comfort and convenience for family, guests, or a home office setup. Step outside to your private upper deck, an ideal space to relax, barbecue, or enjoy your morning coffee. The double tandem garage offers plenty of room for two vehicles plus additional storage. Located in a beautifully maintained, low-maintenance complex, this former showhome has been exceptionally well cared for and is move-in ready. Enjoy all that Tuscany has to offer, including parks, pathways, schools, shopping, and convenient access to major routes. Highlights: Former Showhome • 2 Bedrooms • 2 Full Bathrooms • 2-Storey Design • Bright Open-Concept Floor Plan • Beautifully Appointed Throughout • Spacious Kitchen & Living Area • Private Upper Deck for Outdoor Living • Double Tandem Garage • Well-Maintained, Low-Maintenance Complex • Move-In Ready • Desirable Tuscany NW Location • Close to Parks, Pathways, Schools, Shopping & Transit • Quick Access to Major Roadways. This exceptional home combines style, comfort, and convenience in one of Calgary's most popular northwest communities. Please be advised listing realtor has an interest in the property.

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