

## 92 Tuscany Summit Square NW Calgary, Alberta

**MLS # A2209770**



**\$469,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Tuscany                |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 3 (or more) Storey     |               |                  |
| <b>Size:</b>     | 1,278 sq.ft.           | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.04 Acre              |               |                  |
| <b>Lot Feat:</b> | Pie Shaped Lot         |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 186 |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                          | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, Open Floorplan, See Remarks |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to this stunning three-story end-unit townhouse, perfectly nestled in the sought-after community of Tuscany. Backing onto a peaceful natural area, this home offers the perfect blend of tranquility and convenience. The main living area features a thoughtfully designed kitchen with extra cabinets, stylish countertops, and stainless steel appliances. Luxury vinyl flooring adds a modern touch, while plush carpeting ensures comfort throughout. Step out onto the spacious south-facing balcony to enjoy your morning coffee or unwind with a sunset view. Upstairs, you'll find a generously sized second bedroom, a full main bathroom, and a convenient laundry space. The master suite provides a private retreat with double closets and an en suite bathroom. The attached spacious tandem garage accommodates two vehicles. Located close to Crowchild Trail, Stony Trail, and all essential amenities, this townhouse offers both accessibility and a serene living experience. Don't miss the chance to make this exceptional home yours.