



**GRASSROOTS**  
REALTY GROUP

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**74 Tuscany Summit Square NW**  
**Calgary, Alberta**

**MLS # A2229543**



**\$479,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Tuscany   |               |                  |
| <b>Type:</b>     | Residential/Five Plus   |               |                  |
| <b>Style:</b>    | 3 (or more) Storey  |               |                  |
| <b>Size:</b>     | 1,257 sq.ft.  | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage |               |                  |
| <b>Lot Size:</b> | 0.02 Acre   |               |                  |
| <b>Lot Feat:</b> | Cul-De-Sac, Landscaped, Low Maintenance Landscape, Paved, Underground     |               |                  |

|                    |   |                   |          |
|--------------------|---|-------------------|----------|
| <b>Heating:</b>    | ENERGY STAR Qualified Equipment, 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 d57 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows |                   |          |
| <b>Inclusions:</b> | N/A   |                   |          |

Welcome to Your Upgraded Three-Story Townhouse in the Heart of Tuscany. Nestled in the exclusive and highly sought-after community of Tuscany, this fully upgraded three-story townhouse offers the perfect blend of modern comfort, privacy, and convenience. Backing onto a serene natural area, with no rear neighbors, this home provides a peaceful retreat while remaining close to everything you need. Step inside the main level, where you'll be greeted by a beautifully upgraded kitchen featuring an added island, abundant two-tone soft-close cabinetry, elegant quartz countertops, and stainless steel appliances—a true delight for any home chef. The open-concept layout is enhanced by luxury vinyl plank flooring, offering both sophistication and durability. From the spacious living area, step out onto a private balcony, perfect for your morning coffee or enjoying evening sunsets. Upstairs, the primary bedroom offers a peaceful escape with double closets and a private ensuite that includes a luxurious soaker tub. A second generously sized bedroom, a full main bathroom, and convenient upper-floor laundry complete this level. For added future flexibility, electrical and mechanical tie-ins for ceiling fans have been pre-installed in both bedrooms and the living room—an upgrade rarely found in similar homes. This home also features the highest level of upgrades in the entire development, making it truly one of a kind. Also both bedrooms and the living room have rough ins for ceiling Fan. With easy access to Crowchild Trail, Stoney Trail, parks, schools, shopping, and more, you'll love the lifestyle this location offers. Don't miss your chance to call this stunning townhouse your new home sweet home.