

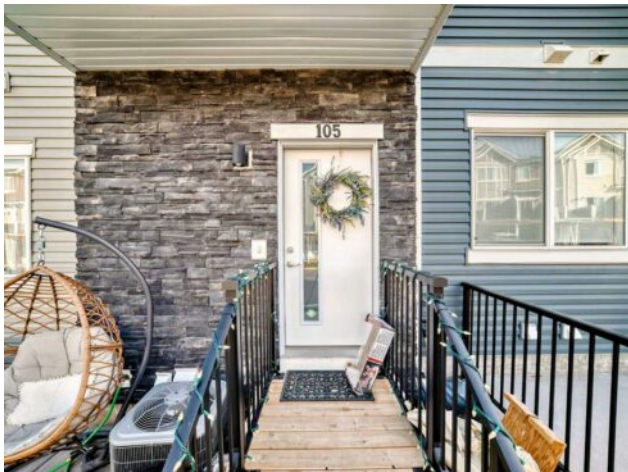


GRASSROOTS
REALTY GROUP

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105 Tuscany Summit Square NW
Calgary, Alberta

MLS # A2255015



\$457,000

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,158 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.00 Acre		
Lot Feat:	Corner Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 221
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d57
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your elegant 2-story townhouse nestled in the exclusive community of Tuscany. This upgraded corner unit with central air offers a bit of tranquility and convenience. The main living space boasts extra cabinets in the kitchen, complemented by upgraded sleek quartz countertops, an island and stainless steel appliances. An additional powder room has been added for your guests convenience, luxury vinyl flooring adds a touch of elegance, while plush carpeting provides comfort throughout the upper level. The upper level features a generously sized second room and convenient laundry with front load washer, dryer, along with a large main bathroom. Retreat to the master bedroom, complete with a large walkin closet and ensuite with; a walk-in shower, roller blinds on every window, including blackout blinds in the bedrooms. Out front you will find a private patio, with a gas bbq line to enjoy on summer nights. Located close to all amenities, including Crowchild Trail and Stony Trail, this townhouse offers both comfort and accessibility. Don't miss the opportunity to make this your new home sweet home. Some of the photos are from a comparable unit and may not reflect the exact unit.