



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

140 Tuscany Summit Square NW
Calgary, Alberta

MLS # A2290232



\$459,900

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,260 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, No Neighbours Behind, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 268
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1 d57
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: Ensuite Bidet Attachment, Ensuite Toilet Shelving Unit

Located in the sought-after, family-friendly community of Tuscany, this end-unit three-storey townhouse offers 1,260 sq ft of thoughtfully designed living space with two bedrooms and two full bathrooms. Built in 2022 as part of the Tuscan Rise development by Rockford, the home combines contemporary finishes with a functional layout. The main level provides a welcoming entry and direct access to the attached tandem garage. This spacious garage comfortably accommodates two vehicles while still offering room for additional storage. Upstairs on the second level, the home opens into a bright, open-concept living area designed for both everyday living and entertaining. Large windows allow natural light to fill the space, highlighting the nine-foot ceilings and durable luxury vinyl plank flooring that runs throughout the level. The kitchen is a central feature, finished with white cabinetry, quartz countertops, under-cabinet lighting, and a tasteful backsplash. A two-tone island with seating creates a practical gathering spot, while stainless steel appliances, including a French door refrigerator, and generous cupboard and counter space provide everything needed for cooking and hosting. Adjacent to the kitchen, the dining area offers ample room for a full table, making it ideal for shared meals or casual gatherings. The living room provides a comfortable place to unwind, and sliding glass doors lead to the balcony, extending the living space outdoors. The balcony is equipped with a natural gas line, making it easy to connect a barbecue for outdoor cooking. Plush carpet adds comfort underfoot throughout the upper level. The primary bedroom is generously sized and features dual closets along with a private three-piece ensuite complete with an oversized shower. A second bedroom provides flexibility for guests, a home office, or additional family members. A four-piece bathroom

serves this room and visitors, and the conveniently located laundry area completes the upper floor. The home includes air conditioning for summer comfort. Tuscany Summit Playground is just steps away, providing an easy place for outdoor play. Commuting is simple with quick connections to both Crowchild Trail and Stoney Trail. Nearby shopping, dining, and services can be found at Tuscany Market and Crowfoot Crossing, along with the YMCA. Several schools serve the community, including Eric Harvie School, St. Basil School, Twelve Mile Coulee School, and Tuscany School. Outdoor enthusiasts will appreciate being just minutes from Lynx Ridge and Valley Ridge Golf Clubs, the Bow River pathways, and WinSport. The location also offers convenient westward access toward the Rocky Mountains. Take advantage of your opportunity to see this incredible property in person, book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.