



**80 Tuscany Summit Terrace NW
Calgary, Alberta**

MLS # A2292710



\$774,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,908 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting		

Inclusions: N/A

Set on an expansive 9,160 sq. ft. pie-shaped lot, this 4-bedroom, 3.5-bathroom home offers a rare combination of space, functionality, and move-in-ready comfort in Tuscany. With over 2,700 sq. ft. of developed living space, the layout is both practical and inviting. The main floor features hardwood flooring and a bright, open-concept design. At the heart of the home, the kitchen is beautifully finished with granite countertops, a large island, pantry, and gas range, while the adjacent dining area opens onto a composite deck overlooking the generous backyard. A main floor laundry room and powder room add everyday convenience. Upstairs, the spacious primary suite is a true retreat, complete with a well-appointed ensuite featuring a glass shower and stone flooring. Two additional bedrooms, a full bathroom, and a flexible bonus room provide plenty of room for family living. The fully finished basement extends the living space with a large rec/family area, wet bar, fourth bedroom, and full bathroom. Fresh paint throughout, including the basement, gives the home a clean, updated feel. Additional features include a double attached garage and a fenced dog run with direct access from the garage. The oversized pie-shaped lot offers exceptional outdoor space for kids, pets, gardening, or future plans—something rarely found in this established neighbourhood. Ideally situated with quick access to 12 Mile Coulee Road for an easy commute, just minutes to the LRT, and a convenient route west for quick getaways to the mountains.