



**18 Tuscany Summit Green NW  
Calgary, Alberta**

**MLS # A2297629**



**\$749,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,790 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Central, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** Playground set in the yard; Water barrel in the yard; Patio umbrella with base in the yard; TVs in bonus room and basement recreation room; Freezer in garage.

Welcome to a beautifully maintained family home offering an exceptional combination of comfort, functionality, and lifestyle in one of NW Calgary's most desirable communities. Situated on a quiet street just steps from green space, this home is perfect for families who enjoy outdoor living, whether it's walking the dog or enjoying daily exercise. The southeast-facing backyard is filled with natural sunlight and features a professionally installed playground with a soft rubber surface—creating a safe and fun environment for children. Inside, you are welcomed by an open-concept main floor filled with natural light from large southeast-facing windows. The inviting living room features a cozy gas fireplace, while the kitchen is equipped with a gas stove and powerful range hood—perfect for home chefs. A convenient walkthrough pantry connects seamlessly to the garage and laundry area, where the laundry machines have been recently updated. Stay comfortable year-round with central air conditioning, keeping the home cool during Calgary's warm summer months. Upstairs, the home offers a thoughtfully designed layout featuring an oversized bonus room—ideal for family gatherings, a media space, or a kids' play area. The spacious primary bedroom includes a bright ensuite with large windows that bring in beautiful natural light. Two additional well-sized bedrooms each feature customized closet organizers, making it easy to keep everything neat and organized. A full shared bathroom completes the upper level. The fully developed basement expands your living space with a large recreation room, featuring a wet bar with a bar fridge—perfect for entertaining. A generous bedroom and a high-end full bathroom with in-floor heating provide added comfort and flexibility for guests or extended family. Location is a standout

feature of this home. You are just 3 minutes from the Tuscany LRT station and only 2 minutes to Crowchild Trail, with quick access to Stoney Trail, making commuting anywhere in the city convenient. Tuscany also offers excellent access to schools for families, including Tuscany School and Eric Harvie School (K&ndash;4), Twelve Mile Coulee School (Grades 4&ndash;9) within the community, St. Basil School (K&ndash;9) for Catholic education, and Bowness High School (Grades 10&ndash;12) just a short drive away. Residents also enjoy access to the Tuscany Club, a private community facility offering year-round amenities including a splash park, skating rink, tennis courts, and multiple playgrounds&mdash;making it an ideal environment for families. Recent upgrades include fresh paint throughout the entire home (2026), updated laundry machines (2024), Range Hood and Refrigerator (2025) , basement development (2016), and the professionally installed backyard playground with rubber flooring (2020). This is a rare opportunity to own a well-upgraded, move-in ready home in a highly sought-after, family-friendly community.