



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

**MLS # A2297909**



**\$825,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,081 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Brush, Close to Clubhouse, Cul-D		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Laminate Counters, Pantry, See Remarks, Storage		

**Inclusions:** Garage remote controls(2), large desk in office, Radon mitigation system & components, honeywell thermostat, Small outdoor

Nestled on a quiet cul-de-sac in Tuscany, this family home backs onto a peaceful pathway and looks out across a stream lined forest to the front, a setting made for both quiet mornings and lively gatherings. From the moment you step through the front door, you can feel the care that's gone into this home, with freshly painted walls and thoughtful upkeep throughout. The main floor has been the heart of countless memories. Imagine hockey parties spilling from the kitchen to the living room, laughter around the three-sided gas fireplace, and summer evenings in the south-facing backyard gathered around the firepit long after dinner is done. Large windows bring in natural light throughout the day, creating warm and inviting spaces. The walk-through pantry and main-floor laundry, and office, keep everyday life quietly organized behind the scenes, while the convenient toe-kick central vacuum in the kitchen helps make quick cleanups effortless. The thoughtful layout of this home, allows each moment to flow naturally from one space to the next. Upstairs, three generous bedrooms and a bright bonus room provide space for everyone to spread out. Whether it becomes a movie lounge, playroom, or a quiet place to unwind at the end of the day, the bonus room offers flexibility that growing families will appreciate, as our owners also have. The primary suite, with its walk-in closet, four-piece ensuite, and morning light that floods the room, is the perfect retreat after a busy day. The additional bedrooms are well-sized and ideal for kids, guests, or a home office. Descending to the lower level, you'll find a spacious family area perfect for movie nights, game days, or simply relaxing. There is also space for a home gym or hobby area, along with a comfortable fourth bedroom that works beautifully for guests or older children who want their own space.

Thoughtfully updated for modern comfort, this home has seen several meaningful improvements, that we don't always see. In 2021, commercial-grade central air conditioning and a Honeywell WiFi smart thermostat were added. A professional radon mitigation system was installed for peace of mind, along with a newer hot water tank, water softener, humidifier, and a newer garage door with WiFi opener, all reflections of owners who have truly cared for every detail of their home. Set on a sunny south-facing backyard, the outdoor space is just as welcoming as the interior, with room for gardening, play, and evenings of entertainment. The pathway behind the home offers easy access for walks, bike rides, and connection with the surrounding community. This is Tuscany living at its best, where everyday life feels effortless, every gathering feels like home, and the Tuscany Club, top-rated schools, shopping, and the LRT are all just minutes away.