



GRASSROOTS
REALTY GROUP

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74 Tuscany Summit Square NW
Calgary, Alberta

MLS # A2197005



\$489,900

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,257 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Double Garage Detached, Driveway,		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape, No Neighbours Behind, Other, See Remarks, S		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas, Other	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 186
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Tankless Hot Water, Vinyl Windows, Wired for Data		
Inclusions:	N/A		

Welcome to your brand-new three-story townhouse nestled in the exclusive community of Tuscany. Backing onto a natural area, and there is no neighbor on the back of your house. This property is the most upgraded one in the project and offers the perfect blend of tranquility and convenience. The main level includes with a magnificent kitchen with an added Island, and an abundance of cabinetry ensures there's a place for everything. Your inner chef will rejoice with modern two tone soft close cabinetry, complemented by sleek quartz countertops and stainless steel appliances. Luxury vinyl flooring adds a touch of elegance to the entire main floor provides comfort throughout. Step onto the good-sized balcony to enjoy morning coffee or evening sunsets. The upper level features a generously sized second room and convenient laundry space, along with a large main bathroom. Retreat to the master bedroom, complete with an en suite featuring another soaker tub bath and double closets. We have upgraded and added future electrical and mechanical tie-ins for the ceiling fan to both bedrooms and also the living room if the new owners wish to install them. 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. Directions: