

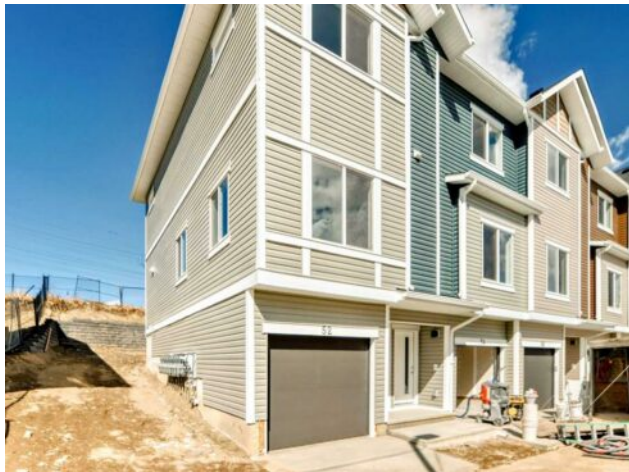


**GRASSROOTS**  
REALTY GROUP

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**52 Tuscany Summit Square NW**  
**Calgary, Alberta**

**MLS # A2211022**



**\$494,500**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,137 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 186
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters		

<b>Inclusions:</b>	N/A
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Welcome to Tuscany, one of Calgary's most desirable and family-friendly communities in the city's vibrant NW quadrant. This brand-new, move-in-ready townhouse offers the perfect blend of comfort, style, and functionality—featuring 2 spacious bedrooms, 2.5 bathrooms, and a tandem attached garage with additional storage. From the moment you arrive, you'll be impressed by the modern curb appeal and thoughtful design of this contemporary complex. Step inside and be greeted by a spacious tandem garage, offering ample storage and parking for two vehicles. The open-concept main floor is designed with entertaining in mind. The expansive living room is ideal for gatherings, while the chef-inspired kitchen boasts sleek stone countertops, stainless steel appliances, two-tone soft-close cabinetry, and generous storage space. Whether you're preparing a casual family breakfast or hosting a dinner party, this kitchen is ready for it all. Just off the kitchen, the bright dining area leads to a private balcony—perfect for morning coffee or evening relaxation. You'll also find a convenient 2-piece powder room and a dedicated home office space, ideal for remote work or study. Upstairs, retreat to your luxurious primary suite—offering room for a king-size bed, a cozy seating area, and a spa-like ensuite. A second generously sized bedroom, an additional full bathroom, and an upstairs laundry area complete this level for maximum convenience. Additional features include a Navien hot water on-demand system, low condo fees, builder warranty, and a driveway for extra parking. Tuscany offers the best of both worlds—established community charm with the benefits of a brand-new home. Enjoy easy access to parks, schools, shopping, and walking trails. You're also just minutes from Crowchild Trail,

Stoney Trail, the YMCA at Rocky Ridge, and all essential amenities. Don't miss your chance to own a brand-new home in this sought-after neighborhood. Whether you're a growing family or a savvy investor, this property is truly something special. Contact your favorite REALTOR® today to schedule a private showing!