

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

MLS # A2279903



\$469,000

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,243 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.02 Acre		
Lot Feat:	Level, Low Maintenance Landscape, No Neighbours Behind, Other		

Heating:	Boiler, High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 268
Basement:	None	LLD:	-
Exterior:	Concrete, Veneer, Vinyl Siding, Wood Frame	Zoning:	M-C1 d57
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Tankless Hot Water, Vinyl Windows		

Inclusions: All furnitures are also up for sale if the buyer interested

Welcome to your almost brand-new three-story townhouse nestled in the exclusive community of Tuscany. Backing onto a natural area, and there is no neighbor behind this house. This property is the most upgraded unit in the project and offers the perfect blend of tranquility and convenience. The main level includes a magnificent kitchen with an abundance of cabinetry, ensuring there's a place for everything. Your inner chef will rejoice with modern two-tone close cabinetry, complemented by sleek quartz countertops and stainless steel appliances, and a Chef loved Gas Stove. Luxury vinyl flooring adds a touch of elegance to the entire main floor and provides comfort throughout. Step onto the good-sized balcony to enjoy morning coffee or evening sunsets from a full wall-sized window in the dining room. 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 fully upgraded standing shower with times 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. Access to Tuscany amenities - community centre, splash park, walking paths, and ravines. Quick access to C-Train, Stoney Trail, and Crowchild Trail. Minutes to the mountains, Cochrane, inner city, south Calgary. Many major roadways, including Stoney Trail, Highway 1A , and many more. Minutes to shopping, restaurants, and services. There is a window at the end of the garage, there is enough room to convert it to an office or Gym Directions: