

\$1,075,000 - 94 Tuscany Summit Green Nw, Calgary

MLS® #A2243122

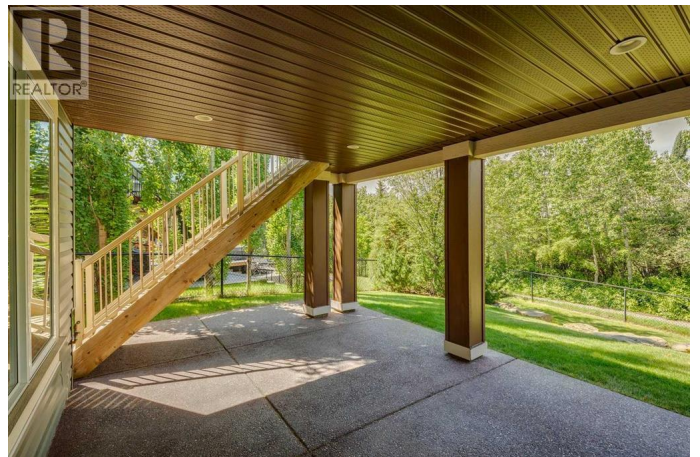
\$1,075,000

3 Bedroom, 4.00 Bathroom, 2,615 sqft

Single Family on 0.15 Acres

Tuscany, Calgary, Alberta

This stunning two-storey home offers 2,600 square feet of living space above grade and is perfectly positioned on a peaceful cul-de-sac. It boasts a fully finished walkout basement that backs onto a beautiful south-facing ravine, ensuring privacy and breathtaking views. Originally designed as a show home, this property is loaded with high-end upgrades, including 9-foot ceilings on the main level, sleek granite countertops, and a gourmet kitchen equipped with a central island, breakfast bar, gas range, and a spacious corner pantry. Upon entering, you'll be greeted by a front-facing den. The open-concept main floor showcases stunning views of the ravine, filling the space with natural light and creating a warm, inviting atmosphere. The home offers over 3,600 square feet of total living space, featuring 4 bedrooms, 3 full bathrooms, and a convenient half bath. Upstairs, you'll find three generously-sized bedrooms, a spacious bonus room, and a beautifully appointed laundry room with built-in cabinetry & a lengthy counter. The Primary Bedroom offers ample space for a King-sized bed and overlooks the serene backyard and ravine. The luxurious ensuite is complete with a deep soaker tub, an oversized shower, dual sinks, and a walk-in closet with custom cabinetry and plenty of storage. The walkout basement is perfect for privacy and separation, offering a large living area, recreation room, an additional bedroom, a full bathroom, and direct access to the backyard. Relax in the evenings on the



expansive deck, taking in the peaceful surroundings as the sun sets over the ravine. This home also features two high-efficiency furnaces, in-floor heating in the basement with an on-demand heating system, and an oversized garage with an 8-foot high door. See supplements for a floor plan and don't forget to view the Virtual Tour. (id:6289)

Built in 2007

Essential Information

Listing #	A2243122
Price	\$1,075,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	2,615
Acres	0.15
Year Built	2007
Type	Single Family
Sub-Type	Freehold

Community Information

Address	94 Tuscany Summit Green Nw
Subdivision	Tuscany
City	Calgary
Province	Alberta
Postal Code	T3L0B8

Amenities

Amenities	Playground, Recreation Nearby, Schools, Shopping
Features	Cul-de-sac, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage, Oversize
# of Garages	2

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Freezer, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
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Heating	Natural gas Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Concrete, Vinyl siding
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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