

# \$774,900 - 80 Tuscany Summit Terrace Nw, Calgary

MLS® #A2250253

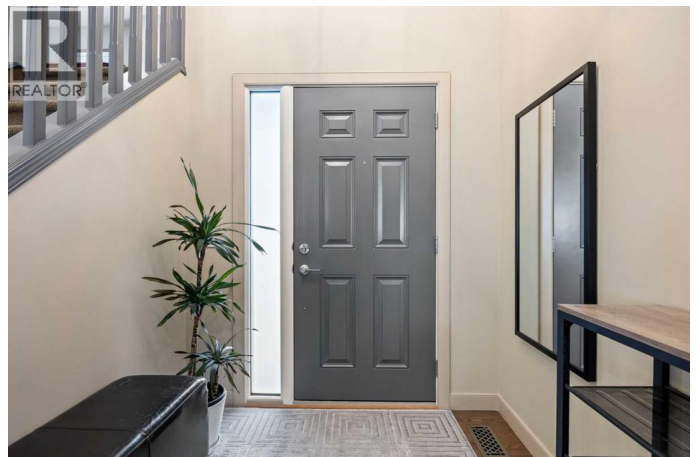
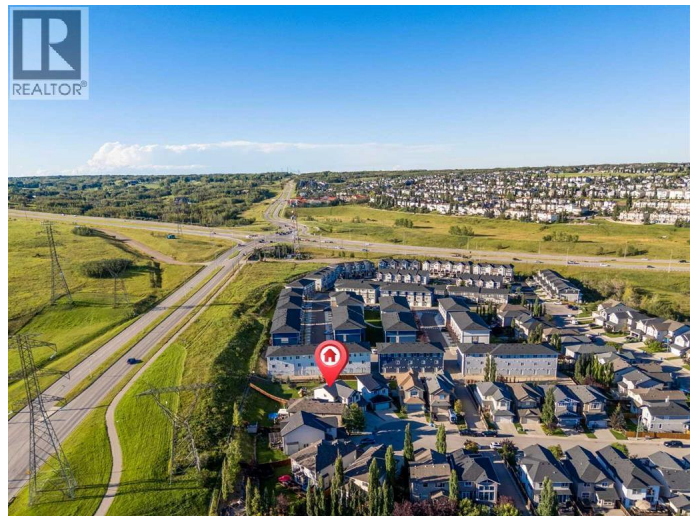
**\$774,900**

4 Bedroom, 4.00 Bathroom, 1,908 sqft

Single Family on 0.21 Acres

Tuscany, Calgary, Alberta

Situated on a massive 9,160 sq. ft. pie-shaped lot, this 4-bedroom, 3.5-bathroom home stands out in Tuscany for its incredible outdoor space, thoughtful layout, and move-in-ready condition. With over 2,700 sq. ft. of developed living, it offers the perfect balance of comfort and convenience. The main floor features hardwood flooring and a bright, open living area. The kitchen is a true centerpiece with granite counters, a large island, pantry, and gas range, while the dining room opens to a composite deck that looks out over the expansive yard. A main floor laundry and powder room complete this level. Upstairs, the spacious primary retreat includes a stunning ensuite with a glass shower and stone flooring. Two additional bedrooms, a full bathroom, and a versatile bonus room provide plenty of family living space. The fully finished lower level adds even more room with a rec/family area, wet bar, large bedroom, and full bath. Fresh paint throughout—including the basement just last week—makes the home ready for its next chapter. Additional highlights include a double attached garage and a fenced dog run with direct garage access. The oversized pie-shaped yard offers exceptional space for play, gardening, or future outdoor projects—an uncommon find in this established community. Located just off 12 Mile Coulee Road for quick highway access and close to the LRT and routes out of the city. (id:6289)



Built in 2007

## Essential Information

Listing #	A2250253
Price	\$774,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,908
Acres	0.21
Year Built	2007
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	80 Tuscany Summit Terrace Nw
Subdivision	Tuscany
City	Calgary
Province	Alberta
Postal Code	T3L0C1

## Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Clubhouse, Party Room, Recreation Centre
Features	Cul-de-sac, Closet Organizers, Gas BBQ Hookup, Parking
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

## Interior

Appliances	Refrigerator, Dishwasher, Range, Microwave, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

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

**Listing Details**

Listing Office            eXp Realty



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