

87 Tuscany Summit Bay NW Calgary, Alberta

MLS # A2228249



\$849,000

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| Division: | Tuscany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,080 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Oversized | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Garden, Landscaped, Treed | | |

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| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: 1 laundry room locker

This beautifully updated home in family-friendly Tuscany is move-in ready and perfectly designed for modern living. Tucked away on a quiet cul-de-sac, it offers over 3100 sqft of stylish, functional space and thoughtful upgrades throughout. Step inside to a bright, airy floor plan filled with natural light. The spacious foyer flows past a formal dining area and into the open-concept great room, where a comfortable living space, functional kitchen, and sunny breakfast nook come together seamlessly. The beautiful kitchen features a generous island, ample cabinetry, and a show-stopping walk-through butler's pantry — perfect for both busy weekdays and effortless entertaining. From the breakfast nook, step out onto the large back deck and enjoy easy indoor-outdoor living. The comfortable and inviting living room boasts a fireplace and ample space to relax or gather with family and friends. A supersized laundry room, mudroom, and a 2-piece bath complete the main floor. Upstairs, the primary retreat is a true getaway, complete with a walk-in closet and a spa-like 5-piece en-suite featuring dual vanities and a deep soaker tub. Two additional large bedrooms and a full bath complete the upper level. Downstairs, the fully finished lower level is the ultimate hangout zone — with a fourth bedroom, gorgeous 3-piece bath with in-floor heat, and a spacious rec room with a dry bar for game nights or movie marathons. Outside, the backyard has been freshly landscaped with new garden beds and offers a sunny deck, ideal for summer BBQs. And yes — this home now features central A/C for those warm Calgary days. With a double attached garage and proximity to the CTrain, pathways, schools, and all the community amenities that make Tuscany so desirable — this is the one you've been waiting for. Let's get you through it before it's gone!