

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

**MLS # A2279903**



**\$455,900**

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

<b>Heating:</b>	Boiler, High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 268
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Veneer, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d57
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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

Price adjusted for a quick sale. The most recent comparable with the same floor plan&mdash;offering at least \$15,000 fewer upgrades&mdash;sold for \$475,000. Welcome to this nearly brand-new, highly upgraded three-storey townhouse in the sought-after community of Tuscany, backing onto a natural area with no rear neighbours. This is the most upgraded unit in the project and features a stunning main level with abundant two-tone cabinetry, quartz countertops, stainless steel appliances, and a chef-preferred gas range, complemented by luxury vinyl plank flooring throughout. A full-wall window fills the dining area with natural light and opens onto a spacious balcony, perfect for morning coffee or evening sunsets. The upper level offers two well-proportioned bedrooms, a large main bathroom, and convenient upper-floor laundry. The primary bedroom includes double closets and an upgraded ensuite with a fully tiled walk-in shower. Electrical and mechanical rough-ins have been added for future ceiling fans in both bedrooms and the living room. The garage includes a window and ample space, making it ideal for conversion to a home office or gym. Enjoy full access to Tuscany&rsquo;s amenities, including the community centre, splash park, walking paths, and ravines, with quick access to the C-Train, Stoney Trail, Crowchild Trail, Highway 1A, and easy routes to the mountains, Cochrane, inner city, shopping, restaurants, and services.