

# \$849,000 - 87 Tuscany Summit Bay Nw, Calgary

MLS® #A2228249

**\$849,000**

4 Bedroom, 4.00 Bathroom, 2,080 sqft

Residential on 0.11 Acres

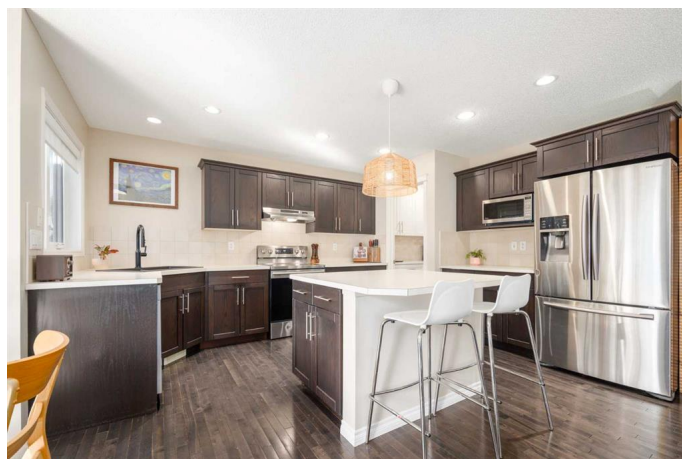
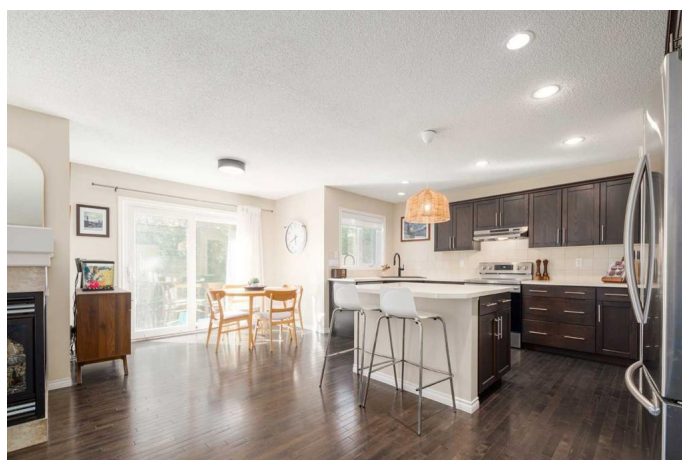
Tuscany, Calgary, Alberta

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!

Built in 2007

**Essential Information**

MLS® #	A2228249
Price	\$849,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,080
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	87 Tuscany Summit Bay Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0B7

**Amenities**

Amenities	Clubhouse, Park, Playground, Recreation Facilities
Parking Spaces	4

Parking	Double Garage Attached, Oversized
# of Garages	2

## Interior

Interior 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)
Appliances	Electric Range, Garage Control(s), Garburator, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Garden, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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