

# \$1,199,995 - 94 Tuscany Summit Green Nw, Calgary

MLS® #A2243122

**\$1,199,995**

3 Bedroom, 4.00 Bathroom, 2,615 sqft

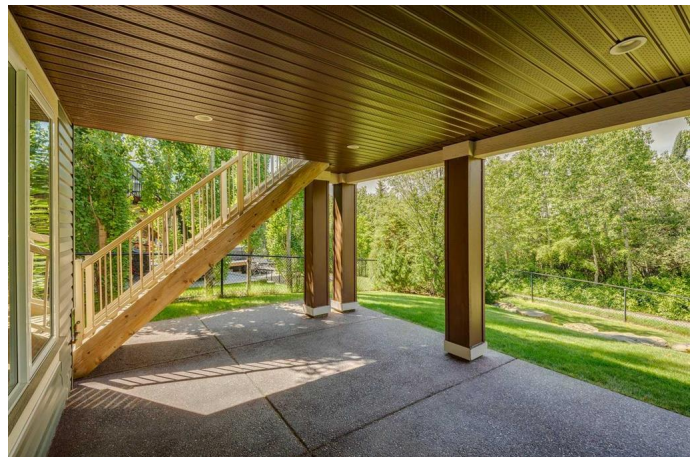
Residential on 0.15 Acres

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 showhome, 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.

Built in 2007

### **Essential Information**

MLS® #	A2243122
Price	\$1,199,995
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,615
Acres	0.15
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	94 Tuscany Summit Green Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0B8

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Insulated, Oversized
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Granite Counters, Soaking Tub
Appliances	Dishwasher, Freezer, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Natural Gas, Fireplace(s), High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Great Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 25th, 2025
Days on Market	47
Zoning	R-CG
HOA Fees	308
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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