

83 Tuscany Summit Bay NW Calgary, Alberta

MLS # A2225767


\$885,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,245 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vaulted Ceiling(s)		
Inclusions:	Alarm system - no contract		

Welcome to your next chapter in the heart of family-friendly Tuscany! Tucked away on a quiet cul-de-sac, this updated home offers over 3,000 sq.ft. of bright, functional living space — perfect for busy family life, entertaining friends, and everything in between. The main floor is open and inviting, starting with a spacious front office with French doors (ideal for working from home), a cozy living room with a gas fireplace, and built-in shelving that adds both style and storage. New wide-plank flooring throughout the main level brings everything together for a modern and stylish feel. The real star, though? The newly renovated kitchen — with tons of cabinetry, a full pantry, stainless steel appliances, and a massive island that's made for coffee mornings, kid snacks, and weekend hangouts. Fresh paint throughout gives everything a crisp, clean feel. Step out to the west-facing backyard, where you'll find mature trees and a brand-new two-tiered deck that's low maintenance and ready for BBQ season. Upstairs, the vaulted bonus room with its own fireplace is a cozy space for movie nights or a kids' play zone. The primary suite is a peaceful retreat with a walk-in closet and a 4-piece ensuite. Two more spacious bedrooms and a full bath complete the upper floor. Downstairs, the finished basement checks all the boxes with a rec room, a fourth bedroom, a full bathroom, and a flex room that works great as a home gym, playroom, or even a fifth bedroom if needed. You're just minutes from the CTrain, pathways, schools, and everything that makes Tuscany such a great place to raise a family — all in a location that makes commuting easy and weekends even better. This is the kind of home that feels easy to live in — stylish, practical, air-conditioned(!) and ready for whatever your family throws its way. Please see the guide

for a virtual tour. ****OPEN HOUSE CANCELLED****