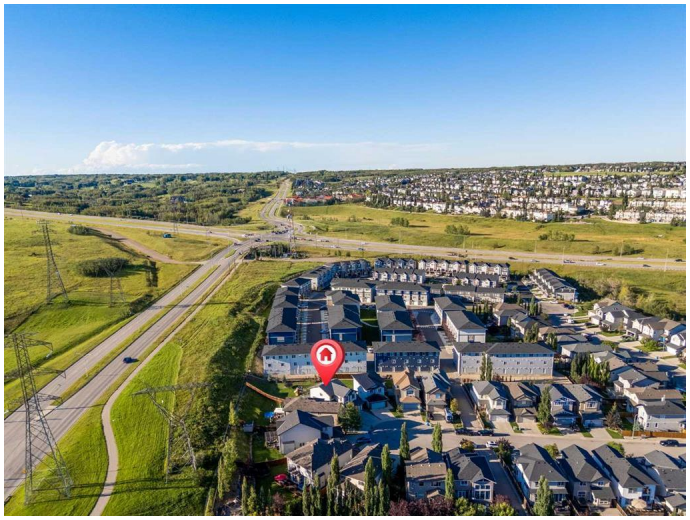
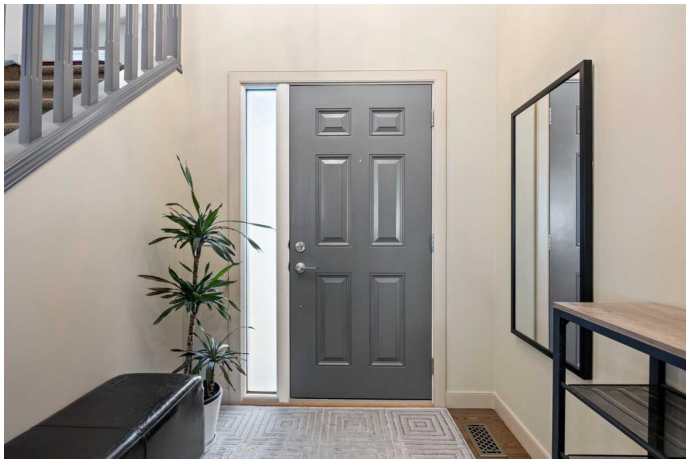
# $799,900 - 80 Tuscany Summit Terrace Nw, Calgary

MLS® #A2250253

**$799,900**
4 Bedroom, 4.00 Bathroom, 1,908 sqft
Residential on 0.21 Acres

Tuscany, Calgary, Alberta





Situated on a massive 9,160 sq. ft. pie-shaped lot, this 4-bedroom, 3.5-bathroom home stands out in Tuscany for its incredible outdoor space, thoughtful layout, and move-in-ready condition. With over 2,700 sq. ft. of developed living, it offers the perfect balance of comfort and convenience.
The main floor features hardwood flooring and a bright, open living area. The kitchen is a true centerpiece with granite counters, a large island, pantry, and gas range, while the dining room opens to a composite deck that looks out over the expansive yard. A main floor laundry and powder room complete this level.
Upstairs, the spacious primary retreat includes a stunning ensuite with a glass shower and stone flooring. Two additional bedrooms, a full bathroom, and a versatile bonus room provide plenty of family living space.
The fully finished lower level adds even more room with a rec/family area, wet bar, large bedroom, and full bath. Fresh paint throughoutâ€”including the basement just last weekâ€”makes the home ready for its next chapter.
Additional highlights include a double attached garage and a fenced dog run with direct garage access. The oversized pie-shaped yard offers exceptional space for play, gardening, or future outdoor projectsâ€”an uncommon find in this established community.
Located just off 12 Mile Coulee Road for quick highway access and close to the LRT and routes out of the city.

Built in 2007

## Essential Information

| | |
|---|---|
| MLS® # | A2250253 |
| Price | $799,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,908 |
| Acres | 0.21 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 80 Tuscany Summit Terrace Nw |
| Subdivision | Tuscany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3L 0C1 |

## Amenities

| | |
|---|---|
| Amenities | Clubhouse, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Room |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

## Interior

| | |
|---|---|
| Interior Features | Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting |
| Appliances | Dishwasher, Garage Control(s), Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |

| | |
|---|---|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Stone |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

| | |
|---|---|
| Exterior Features | BBQ gas line, Dog Run, Fire Pit |
| Lot Description | Back Yard, Cul-De-Sac, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | August 26th, 2025 |
| Days on Market | 24 |
| Zoning | R-CG |
| HOA Fees | 293 |
| HOA Fees Freq. | ANN |

## Listing Details

| | |
|---|---|
| Listing Office | eXp Realty |

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