

# \$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.

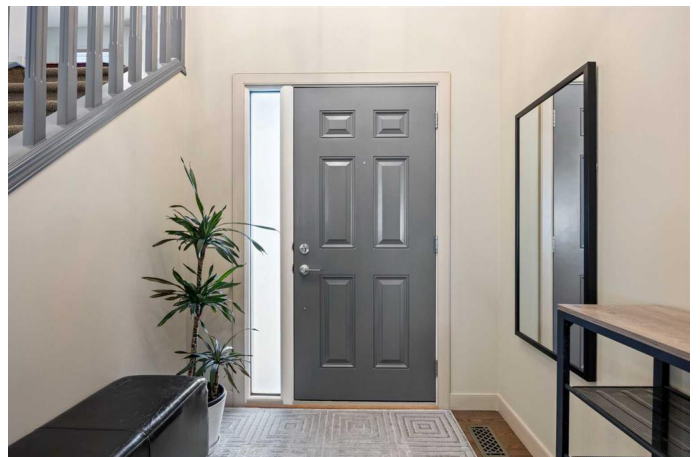
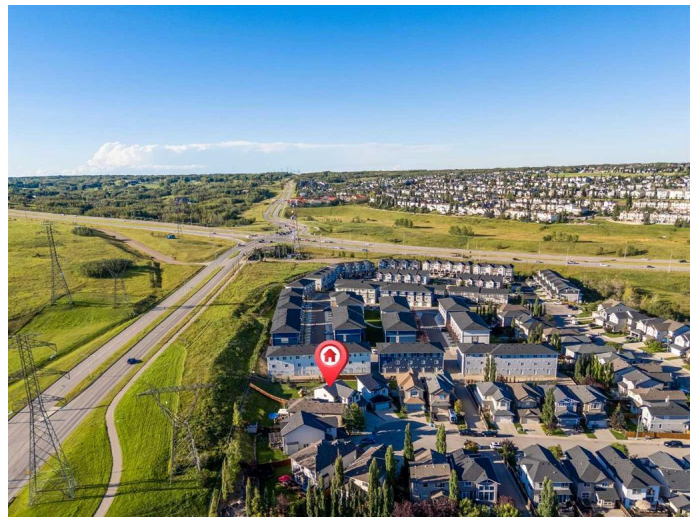
The main floor features hardwood flooring and a bright, open living area. The kitchen is a true centerpiece with granite counters, a large island, pantry, and gas range, while the dining room opens to a composite deck that looks out over the expansive yard. A main floor laundry and powder room complete 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 throughout—including the basement just last week—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 projects—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
Zoning	R-CG
HOA Fees	293
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.