\$1,075,000 - 94 Tuscany Summit Green Nw, Calgary

MLS® #A2243122

\$1,075,000

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 show home, 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 lenghty 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 \$1,075,000

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, Gas Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings, Freezer

Heating High Efficiency, Fireplace(s), Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Great Room, Mantle

Has Basement Yes
Basement Full

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 99

Zoning R-CG

HOA Fees 308

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.