

\$849,000 - 87 Tuscany Summit Bay Nw, Calgary

MLS® #A2228249

\$849,000

4 Bedroom, 4.00 Bathroom, 2,080 sqft

Residential on 0.11 Acres

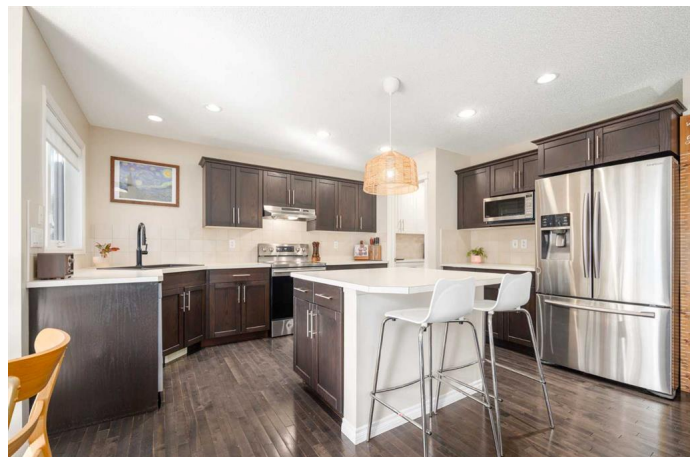
Tuscany, Calgary, Alberta

This beautifully updated home in family-friendly Tuscany is move-in ready and perfectly designed for modern living. Tucked away on a quiet cul-de-sac, it offers over 3100 sqft of stylish, functional space and thoughtful upgrades throughout.

Step inside to a bright, airy floor plan filled with natural light. The spacious foyer flows past a formal dining area and into the open-concept great room, where a comfortable living space, functional kitchen, and sunny breakfast nook come together seamlessly. The beautiful kitchen features a generous island, ample cabinetry, and a show-stopping walk-through butler's pantry – perfect for both busy weekdays and effortless entertaining. From the breakfast nook, step out onto the large back deck and enjoy easy indoor-outdoor living. The comfortable and inviting living room boasts a fireplace and ample space to relax or gather with family and friends. A supersized laundry room, mudroom, and a 2-piece bath complete the main floor.

Upstairs, the primary retreat is a true getaway, complete with a walk-in closet and a spa-like 5-piece en-suite featuring dual vanities and a deep soaker tub. Two additional large bedrooms and a full bath complete the upper level.

Downstairs, the fully finished lower level is the ultimate hangout zone – with a fourth bedroom, gorgeous 3-piece bath with in-floor heat, and a spacious rec room with a dry bar for game nights or movie marathons.



Outside, the backyard has been freshly landscaped with new garden beds and offers a sunny deck, ideal for summer BBQs. And yes â€” this home now features central A/C for those warm Calgary days.

With a double attached garage and proximity to the CTrain, pathways, schools, and all the community amenities that make Tuscany so desirable â€” this is the one you've been waiting for.

Let's get you through it before it's gone!

Built in 2007

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2228249 |
| Price | \$849,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,080 |
| Acres | 0.11 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 87 Tuscany Summit Bay Nw |
| Subdivision | Tuscany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3L 0B7 |

Amenities

| | |
|----------------|--|
| Amenities | Clubhouse, Park, Playground, Recreation Facilities |
| Parking Spaces | 4 |

| | |
|--------------|-----------------------------------|
| Parking | Double Garage Attached, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances | Electric Range, Garage Control(s), Garburator, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Fireplace(s), Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior Features | Garden, Private Yard |
| Lot Description | Back Yard, Garden, Landscaped, Treed |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 6th, 2025 |
| Days on Market | 4 |
| Zoning | R-CG |
| HOA Fees | 307 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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.