



140 Tuscany Summit Square Calgary Alberta

\$459,900

Located in the sought-after, family-friendly community of Tuscany, this end-unit three-storey townhouse offers 1,260 sq ft of thoughtfully designed living space with two bedrooms and two full bathrooms. Built in 2022 as part of the Tuscan Rise development by Rockford, the home combines contemporary finishes with a functional layout. The main level provides a welcoming entry and direct access to the attached tandem garage. This spacious garage comfortably accommodates two vehicles while still offering room for additional storage. Upstairs on the second level, the home opens into a bright, open-concept living area designed for both everyday living and entertaining. Large windows allow natural light to fill the space, highlighting the nine-foot ceilings and durable luxury vinyl plank flooring that runs throughout the level. The kitchen is a central feature, finished with white cabinetry, quartz countertops, under-cabinet lighting, and a tasteful backsplash. A two-tone island with seating creates a practical gathering spot, while stainless steel appliances, including a French door refrigerator, and generous cupboard and counter space provide everything needed for cooking and hosting. Adjacent to the kitchen, the dining area offers ample room for a full table, making it ideal for shared meals or casual gatherings. The living room provides a comfortable place to unwind, and sliding glass doors lead to the balcony, extending the living space outdoors. The balcony is equipped with a natural gas line, making it easy to connect a barbecue for outdoor cooking. Plush carpet adds comfort underfoot throughout the upper level. The primary bedroom is generously sized and features dual closets along with a private three-piece ensuite complete with an oversized shower. A second bedroom provides flexibility for guests, a home office, or additional family members. A four-piece bathroo...

Dining room 9.92 Ft x 11.67 Ft

Kitchen 13.00 Ft x 14.67 Ft

Living room 13.50 Ft x 12.83 Ft

3pc Bathroom 5.17 Ft x 8.67 Ft

4pc Bathroom 5.00 Ft x 8.58 Ft

Bedroom 11.42 Ft x 9.42 Ft

Primary Bedroom 10.83 Ft x 16.75 Ft

Furnace 3.17 Ft x 12.67 Ft

Listing Presented By:



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