

\$1,300,000 - 149 Tusslewood Heights Nw, Calgary

MLS® #A2106739

\$1,300,000

4 Bedroom, 4.00 Bathroom, 2,960 sqft

Residential on 0.30 Acres

Tuscany, Calgary, Alberta

Huge Treed and Landscaped Backyard | Heated Triple Garage | Finished Walk-Out Basement | Almost 1/3 Acre Lot | Backing onto Green Space | Welcome to your dream home at the end of a quiet cul-de-sac! This stunning property boasts 3 bedrooms upstairs and an additional bedroom downstairs, offering flexibility and space for your family's needs. With 3 full bathrooms and 1 half bathroom, morning routines and hosting guests will be a breeze. Spanning over 4,000 sqft of developed living space, the open and inviting layout is perfect for both daily living and entertaining. The kitchen is a chef's delight with stainless steel appliances, an over-the-counter gas range, built-in oven, and a spacious butler pantry complemented by a secondary refrigerator. You will love the hardwood floors, an abundance of windows and a total of three gas fireplaces. Just behind the dining space, you will find a large outdoor patio that overlooks your gorgeous backyard and is finished with large glass panels, two staircases and outdoor BOSE speakers. Upstairs you will find a spacious primary bedroom which features an oversized tub, double walk-in shower, dual vanities and a large walk-in closet. The bath and vanity areas each have independently operated heated floors for your comfort. Two more bedrooms, a loft, a large walk-in laundry room and additional flex space complete the upper floor. The fully finished walk-out basement is an entertainer's paradise, featuring a recreation room, bar,



bedroom, and a full bathroom. This home features two new A/C units, a newer roof, a newer hot tub for relaxation, built-in BOSE speakers throughout the entire house, a low voltage exterior lighting system in the back and front yards, central vacuum system, and in-floor heating in the basement. Step outside into one of the biggest backyards in the entire community – a landscaped oasis with ample space for gatherings, surrounded by mature trees ensuring privacy. Exterior maintenance is made very easy with a built-in irrigation system that has four control zones for the lawns and an integrated drip system for your elevated flower beds, and recently installed rain gutter leaf protectors which reduce the need to climb up to the roof for cleaning. With direct access to walking paths just behind the backyard, you will find yourself truly surrounded by nature. A heated workshed is available for projects around the house or to be used as additional storage. The property is conveniently located near schools, walking paths, and just a quick drive to the mountains. A large heated triple garage completes this exceptional home, offering both luxury and practicality. Don't miss the chance to make this house your forever home!

Built in 2002

Essential Information

MLS® #	A2106739
Price	\$1,300,000
Sold Price	\$1,210,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,960
Acres	0.30

Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	149 Tusslewood Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2M7

Amenities

Amenities	None
Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Range, Microwave, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 15th, 2024
Date Sold	March 3rd, 2024
Days on Market	17
Zoning	R-C1
HOA Fees	216.22
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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