

\$749,888 - 254 Tusslewood Terrace Nw, Calgary

MLS® #A2111225

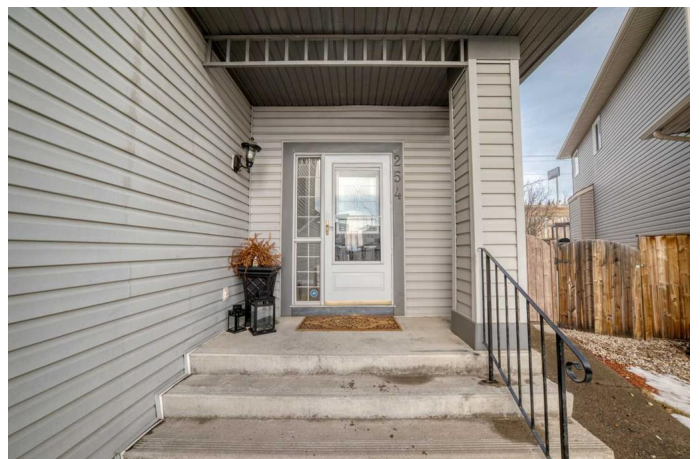
\$749,888

4 Bedroom, 3.00 Bathroom, 2,312 sqft

Residential on 0.13 Acres

Tuscany, Calgary, Alberta

~ WELCOME to the Desirable Community of TUSCANY ~LOCATED CLOSE TO TUSCANY TRAIN STATION! This 2 STORY 2004 Built House has over 3100 SQFT developed Space & HUGE LOT SIZE IS 5500 SQFT** It has FOUR BEDROOMS THREE & HALF WASHROOMS ! LOCATED CLOSE TO ALL AMENITIES SCHOOLS,TUSCANY MARKET SHOPPING,LRT TRANSIT & STONEY TRAIL RING ROAD & STATE OF THE ART ROCKY RIDGE YMCA. Tuscany has 4 SCHOOLS (two Primary, one Catholic, one Junior High)Â· Tuscany Club with tennis court, splash parks and more,Lots of pathway routes and hikes through ravines and coulees, Bowness Park, EASY ACCESS TO THE MOUNTAINS ! Your New Home Welcomes you with Open to above main entrance and Open Concept 9 FOOT CEILINGS ON MAIN FLOOR , Nice & bright south facing front and You will love the Gleaming HARDWOOD Flooring through out the main floor,As you enter your new home you are met by LARGE SIZE DEN/OFFICE ROOM which flows into the main floor living space with Big Kitchen WITH BUTLER PANTRY, IT HAS large Dining area & It has enough space for large table** Your new kitchen has decent amount of Kitchen Cabinets & Island ALL STAINLESS STEEL APPLIANCES OVER SIZE REFRIGERATOR,ELECTRIC STOVE,HOOD FAN,DISH-WASHER,WASHER & DRYER,* Your SPACIOUS LIVING-ROOM with Cozy GAS FIREPLACE is flooded with lots of



natural light *A 2-piece washroom & a large mudroom on Main Floor complete this level! UPPER FLOOR HAS HARDWOOD FLOORING & CARPETS & WOOD SPINDLES RAILING & It has 3 Generously sized bedrooms 2 FULL WASHROOMS, Your MASTER HAS A 5 Piece Ensuite will be a private oasis with a soaker tub, standing Shower a large walk-in closet. FULLY FINISHED BASEMENT with a large entertainment/ space and 1 bedroom and 3PC bath complements this floor. A second fireplace in the basement makes it ideal for cold winter days. This house has HUGE BACKYARD & DECK SIZE IS 42X22 , Sauna and Hot Tub where you can Relax BBQ and enjoy your sunny days, Fully landscaped front & Backyard and Fenced! call today to view this Beautiful well kept house !!!
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Built in 2004

Essential Information

MLS® #	A2111225
Price	\$749,888
Sold Price	\$750,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,312
Acres	0.13
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address 254 Tusslewood Terrace Nw

Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2W5

Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener

Interior

Interior Features	Closet Organizers, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Dog Run Fenced In, Few Trees, Landscaped, Wedge Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 11th, 2024
Date Sold	April 12th, 2024
Days on Market	32
Zoning	R-C1
HOA Fees	288.28

HOA Fees Freq. ANN

Listing Details

Listing Office Real Estate Professionals Inc.

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