

\$799,888 - 1a Tusslewood Drive Nw, Calgary

MLS® #A2116785

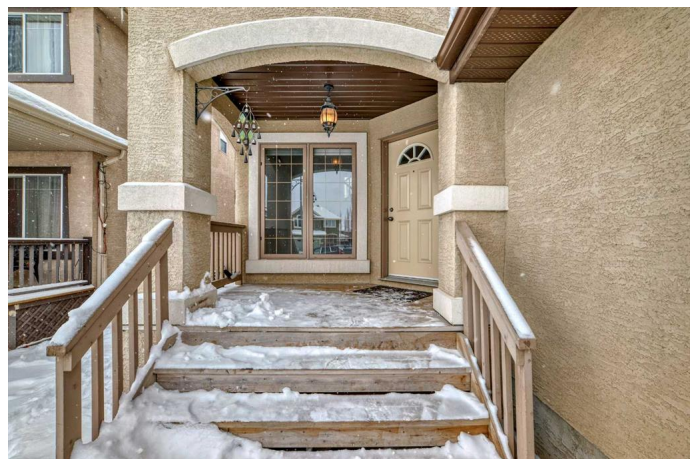
\$799,888

3 Bedroom, 3.00 Bathroom, 2,303 sqft

Residential on 0.12 Acres

Tuscany, Calgary, Alberta

~ WELCOME to the TUSSLEWOOD ESTATES ~NEWLY RENOVATED ELEGANT HOUSE, NEW PAINT THROUGHOUT THE HOUSE & CEILINGS, NEW CARPETS, NEW BLINDS, NEW DISHWASHER & GAS STOVE, NEW IRON SPINDLES RAILINGS. All lighting changed to pot lights with new chandelier, pendant lights, ceiling fans, smoke alarms, all washrooms and laundry have been fully renovated, new faucets, vanities, toilets. ~LOCATED CLOSE TO TUSCANY TRAIN STATION! This 2 STORY 2007 Built House WITH STUCCO EXTERIOR has over 2300 SQFT developed Space & HUGE LOT SIZE IS 5037 SQFT** It has THREE BEDROOMS TWO & 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)~ 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 Welcome you with Open Concept wider main entrance and You will love the Gleaming HARDWOOD Flooring on the main floor, new carpets & tiles. As you enter your new home you are met by LARGE SIZE DEN/FLEX ROOM which flows into the main floor living space with Big Kitchen with a large



Dining area & It has enough space for large table** Your new kitchen has decent amount of Kitchen Cabinets & a Large Island WITH GRANITE COUNTERTOPS ALL STAINLESS STEEL APPLIANCES INCLUDED REFRIGERATOR,NEW GAS STOVE, CHIMNEY HOOD FAN,NEW DISH-WASHER,WASHER & DRYER,**Your SPACIOUS SOUTH FACING LIVING-ROOM BOOSTS OPEN TO ABOVE CEILINGS with LARGER WINDOWS & A Cozy 3WAY GAS FIREPLACE is flooded with lots of natural light *A 2-piece washroom & a large mudroom & Laundry on the Main Floor complete this level! SPACIOUS UPPER FLOOR HAS NEW CARPETS & NEW METAL SPINDLES RAILING & It has 3 Generously sized bedrooms & HUGE BONUS ROOM WITH VAULTED CEILINGS & 2 FULL WASHROOMS, Your HUGE MASTER BEDROOM HAS A 5 Piece Ensuite has DOUBLE VANITY will be a private oasis with a soaker tub, standing Shower a large walk-in closet. BASEMENT is unfinished WITH LARGER WINDOWS & ready for your personal touch. This house has a SOUTH FACING SUNNY HUGE BACKYARD & A DECENT SIZE DECK where you can Relax & BBQ and enjoy your sunny days,Fully landscaped front & Backyard and Fenced.

Built in 2006

Essential Information

MLS® #	A2116785
Price	\$799,888
Sold Price	\$799,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	2,303
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold



Community Information

Address	1a Tusslewood Drive Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L0A9

Amenities

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

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Three-Sided
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Level, Rectangular Lot

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	May 15th, 2024
Days on Market	48
Zoning	R-C1N
HOA Fees	288.28
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
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