

\$799,900 - 137 Tusslewood Drive Nw, Calgary

MLS® #A2119137

\$799,900

3 Bedroom, 4.00 Bathroom, 1,935 sqft
Residential on 0.10 Acres

Tuscany, Calgary, Alberta

Welcome to your oasis in the heart of Tuscany. Nestled amidst the tranquility of nature, this stunning 2-story walkout home offers the perfect blend of serene cottage living and urban convenience. As you step inside, you'll be greeted by an inviting atmosphere accentuated by high ceilings in the living room, creating an airy and spacious feel. The main level boasts a gourmet kitchen featuring sleek granite countertops, stainless steel appliances, an island with an eating bar, and a convenient walk-through pantry, making meal preparation a breeze while offering a stylish space to entertain guests. Relax and unwind in the comfort of your living space, complete with a surround system wired for both the main and basement levels, ideal for movie nights or hosting gatherings. Venture upstairs to discover three cozy bedrooms, including a luxurious primary suite with a walk-in closet and a lavish 4-piece ensuite for your ultimate relaxation and comfort. Another well-appointed 4-piece bathroom on the upper level ensures convenience for family and guests alike. Outside, embrace the beauty of nature as your backyard opens up to a natural reserve, providing a peaceful retreat right at your doorstep. Enjoy morning coffee or evening barbecues on your deck while taking in the picturesque views of the surrounding greenery. Additional features include a double attached garage for your vehicles and storage needs, ensuring convenience and security year-round. Plus, with the roof replaced in



2022 and the furnace replaced in 2021, you can enjoy peace of mind knowing that this home has been meticulously maintained. Located in a vibrant community with many schools nearby and amenities like Sobey's and Starbucks just minutes away, you'll have everything you need within reach. Explore the abundance of walking paths surrounded by the natural reserve, offering endless outdoor recreation and leisure opportunities. Don't miss out on this rare opportunity to experience the best of both worlds – cottage living in the city awaits you in this exquisite Tuscan retreat. Schedule your private tour today and make this dream home yours.

Built in 2004

Essential Information

MLS® #	A2119137
Price	\$799,900
Sold Price	\$820,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,935
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	137 Tusslewood Drive Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3L 2V2

Amenities

Amenities Clubhouse, Outdoor Pool, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room

Parking Spaces 2

Parking Double Garage Attached

Interior

Interior Features Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Garden, Private Yard

Lot Description Back Yard, Creek/River/Stream/Pond, Environmental Reserve, Front Yard, Lawn, Garden, Landscaped, Street Lighting, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 2nd, 2024

Date Sold April 6th, 2024

Days on Market 3

Zoning R-C1N

HOA Fees 290.00

HOA Fees Freq. ANN

Listing Details

Listing Office

2% Realty

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