

# \$1,350,000 - 43 Tusslewood View Nw, Calgary

MLS® #A2150663

**\$1,350,000**

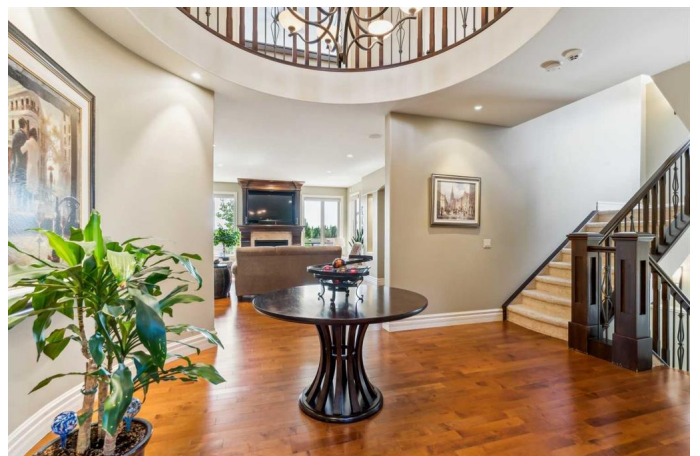
4 Bedroom, 4.00 Bathroom, 3,019 sqft

Residential on 0.15 Acres

Tuscany, Calgary, Alberta

Welcome to this amazing home located in the estate community of Tanglewood in Tuscany. Located on a quiet street with stunning mountain views from all three levels, backing on to a park and a playground. You are welcomed in to this home with spacious two story ceilings. The main floor has 10 foot ceilings with a large den/office area with built in cabinetry. The hallway leads you into the open living space moving into the large living room featuring a central gas fireplace. There is a large dining room with garden doors leading to the wrap around deck with a large sitting area. The updated kitchen features ample cabinet space, a huge island, granite and quartz counters, built in appliances, a huge pantry and a butler pantry. The main floor laundry room includes a sink and a storage area. There are a total of three bedrooms upstairs. The master has a sitting room with stunning mountain views, a 3 way fireplace, a walk in closet and a dream 5 piece ensuite including a large steam shower and a corner soaker tub. The fully developed walkout basement has a large workout area, huge family room, games area with a wet bar, bedroom, 4 piece bathroom and a huge furnace/storage room. There are garden doors leading from the games area to a huge patio that leads down to the amazing waterfall feature with a sitting area. Call now to view this stunning property!

Built in 2005



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2150663    |
| Price          | \$1,350,000 |
| Sold Price     | \$1,300,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,019       |
| Acres          | 0.15        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 43 Tusslewood View Nw |
| Subdivision | Tuscany               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3L 2Y3               |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Other                                 |
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached, Heated Garage |

## Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Quartz Counters                                                                |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings, Wine Refrigerator |
| Heating           | In Floor, Forced Air                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                               |

|              |                          |
|--------------|--------------------------|
| Fireplaces   | Gas, Living Room         |
| Has Basement | Yes                      |
| Basement     | Finished, Full, Walk-Out |

## Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                                                              |
| Lot Description   | Backs on to Park/Green Space, Lawn, Landscaped, Underground Sprinklers, Yard Lights, Sloped Down, Treed, Views, Waterfall |
| Roof              | Asphalt Shingle                                                                                                           |
| Construction      | Concrete, Stone, Wood Frame                                                                                               |
| Foundation        | Poured Concrete                                                                                                           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | July 21st, 2024   |
| Date Sold      | August 22nd, 2024 |
| Days on Market | 32                |
| Zoning         | R-C1              |
| HOA Fees       | 220.00            |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.