

\$1,099,900 - 133 Tusslewood Heights Nw, Calgary

MLS® #A2168564

\$1,099,900

5 Bedroom, 4.00 Bathroom, 3,077 sqft

Residential on 0.15 Acres

Tuscany, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Welcome to this exceptional home on Tusslewood Heights in the sought-after Tuscany community. With over 4,000 sq ft of living space, this property features 4 BEDROOMS PLUS A BONUS ROOM ABOVE GRADE and 3.5 bathrooms. The bright, open-concept layout on the main floor showcases SOARING 10-FOOT CEILINGS, LARGE WINDOWS, and a sleek tile entryway. The kitchen is a highlight, featuring GRANITE COUNTERS, STAINLESS STEEL APPLIANCES, and TWO ISLANDS for ample prep space. The adjacent breakfast nook offers direct access to the WEST-FACING BACKYARD. The living room includes hardwood flooring, a GAS FIREPLACE with stone detail, and a formal dining room perfect for entertaining. Upstairs, a SKYLIGHT brightens the stairwell leading to the four bedrooms. The PRIMARY SUITE boasts VAULTED CEILINGS, a READING/SITTING NOOK, and a LUXURIOUS ENSUITE with dual vanities, a soaker tub, and a fully tiled shower. The ENORMOUS BONUS ROOM features VAULTED CEILINGS and LARGE WINDOWS. The fully finished basement includes a rec room with a gas fireplace, a corner bar, a guest bedroom, and a 4-piece bathroom. The backyard is a true retreat with a new composite deck, stamped concrete patio, and mature trees for privacy. Additional upgrades include a new roof (2023) and updated



landscaping (2022). the home is close to excellent schools, the Tuscany Club amenities, shopping, and the Tuscany C-Train station, with easy access to Highway 1 and Stoney Trail ring road for quick mountain getaways. Schedule your private viewing today!

Built in 2003

Essential Information

MLS® #	A2168564
Price	\$1,099,900
Sold Price	\$1,020,601
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,077
Acres	0.15
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	133 Tusslewood Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2M6

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Gas Stove, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2024
Date Sold	November 20th, 2024
Days on Market	55
Zoning	R-CG
HOA Fees	283.88
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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