



THE
A-TEAM

**RE/MAX
FIRST**

133 TUSSELEWOOD Heights, Calgary T3L 2M6

MLS®#: **A2159760**

Area: **Tuscany**

Listing Date: **08/22/24**

List Price: **\$1,099,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 18-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar: **6,716 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **3,077**

Low Sqft:

Ttl Sqft: **3,077**

DOM

27

Layout

Beds: **5 (4 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **High Ceilings,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Dining Room	Main	10`7" x 11`0"
Laundry	Main	8`1" x 5`7"
Office	Main	10`6" x 11`11"
5pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	14`8" x 10`6"
Bonus Room	Second	20`1" x 14`10"

Room	Level	Dimensions
Breakfast Nook	Main	13`1" x 8`0"
Kitchen	Main	26`1" x 17`2"
Living Room	Main	14`10" x 17`0"
4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Second	10`6" x 12`0"
Bedroom	Second	10`6" x 13`6"
Bedroom - Primary	Second	15`2" x 22`7"

4pc Bathroom
Game Room

Basement
Basement

0`0" x 0`0"
35`11" x 19`10"

Bedroom

Basement

10`0" x 14`11"

Legal/Tax/Financial

Condo Fee:
\$75

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-CG

Legal Desc: **0111080**

Remarks

Pub Rmks: ***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!**

Inclusions: **Central Vacuum (as-is), Irrigation System**
Property Listed By: **RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













