



THE
A-TEAM

**RE/MAX
FIRST**

133 TUSSLEWOOD Heights, Calgary T3L 2M6

MLS®#: **A2168564** Area: **Tuscany** Listing Date: **09/25/24** List Price: **\$1,099,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2003** Abv Sqft: **3,077**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,716 sqft** Ttl Sqft: **3,077**
 Lot Shape:

DOM

23
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco, Wood Frame**
 Heating: **Forced Air, Natural Gas**
 Sewer: Flooring: **Carpet, Ceramic Tile, Hardwood**
 Ext Feat: **None** 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	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Breakfast Nook	Main	13`1" x 8`0"
Dining Room	Main	10`7" x 11`0"	Kitchen	Main	26`1" x 17`2"
Laundry	Main	8`1" x 5`7"	Living Room	Main	14`10" x 17`0"
Office	Main	10`6" x 11`11"	4pc Bathroom	Second	0`0" x 0`0"
5pc Ensuite bath	Second	0`0" x 0`0"	Bedroom	Second	10`6" x 12`0"
Bedroom	Second	14`8" x 10`6"	Bedroom	Second	10`6" x 13`6"
Bonus Room	Second	20`1" x 14`10"	Bedroom - Primary	Second	15`2" x 22`7"
4pc Bathroom	Basement	0`0" x 0`0"	Bedroom	Basement	10`0" x 14`11"
Game Room	Basement	35`11" x 19`10"			

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











