



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**73 TUSSELEWOOD Heights, Calgary T3L 2M7**

MLS®#: **A2177192**      Area: **Tuscany**      Listing **11/07/24**      List Price: **\$1,250,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2002**  
Lot Information  
 Lot Sz Ar: **6,598 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,756**  
 Low Sqft:  
 Ttl Sqft: **2,756**

DOM

**14**  
Layout  
 Beds: **5 (3 2)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Low Maintenance Landscape,No Neighbours Behind,Irregular Lot,Landscaped,Underground Sprinklers,Private**  
 Park Feat: **Double Garage Attached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Yard**

Construction: **Stone,Stucco,Wood Frame,Wood Siding**  
 Flooring: **Carpet,Hardwood,Slate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`9" x 14`11"
Dining Room	Main	12`11" x 9`0"
Office	Main	11`0" x 10`11"
2pc Bathroom	Main	5`5" x 4`11"
Walk-In Closet	Upper	9`11" x 8`5"
Bedroom	Upper	11`4" x 10`11"

Room	Level	Dimensions
Kitchen	Main	16`10" x 14`0"
Foyer	Main	8`3" x 5`11"
Mud Room	Main	11`3" x 8`7"
Bedroom - Primary	Upper	15`10" x 15`3"
5pc Ensuite bath	Upper	17`0" x 11`1"
Walk-In Closet	Upper	5`5" x 5`3"

4pc Bathroom  
 Game Room  
 Bedroom  
 Storage  
 Laundry

Upper  
 Basement  
 Basement  
 Basement  
 Basement

7`9" x 4`11"  
 21`11" x 15`0"  
 12`6" x 9`10"  
 8`3" x 5`3"  
 13`5" x 13`1"

Bedroom  
 Bedroom  
 Flex Space  
 4pc Bathroom

Upper  
 Basement  
 Basement  
 Basement

11`5" x 10`5"  
 12`11" x 10`5"  
 10`8" x 9`8"  
 8`7" x 4`11"

Legal/Tax/Financial

Condo Fee:  
**\$75**

Title:  
**Fee Simple**  
 Fee Freq:  
**Monthly**

Zoning:  
**R-CG**

Legal Desc: **0111080**

Remarks

Pub Rmks:

**Welcome to Tusslewood Heights, an exquisite cul-de-sac retreat designed by Hopewell to preserve the natural beauty of the surrounding forest, hills, and valleys. This remarkable two-storey custom Craftsman home by Charles Hill Homes spans over 3,978 sq. ft. of developed living space and features 5 bedrooms and 3.5 baths, showcasing quality finishes and thoughtful design throughout. Upon entering the impressive foyer, you'll instantly feel the exceptional quality that defines this home. The main floor offers a private office, a spacious great room with a custom millwork feature wall and wood-burning fireplace, gleaming new hardwood floors, a large dining area with beautiful views, and a gourmet kitchen. The kitchen boasts over 20 feet of granite countertops, a large island with a sink, a filtered water tap, a warming drawer, a premium Wolf gas range, and more. Just off the kitchen, a large mudroom leads to a well-equipped butler's pantry with three 80" pull-out pantry cupboards, a second fridge, and additional counter space. The upper level is a luxurious retreat featuring the primary bedroom with a sitting area offering expansive city and mountain views, a generous walk-in closet, and a spa-like ensuite bathroom. Two additional spacious bedrooms and a 4-piece bath complete the upper floor. The walkout basement is perfect for entertaining and relaxation, featuring a media room with custom built-ins and direct access to the private south-facing backyard, surrounded by a wooded green belt for added privacy. This level also includes a spacious rec room with a wet bar, two additional bedrooms, a full bathroom, a flex room, a storage room, and a laundry room. Other notable features include meticulous landscaping with an 11-zone irrigation system, an oversized 568 sq. ft. double garage, a large front porch and back balcony, low-E windows with heat-reducing coating, central air conditioning, in-floor heating in the basement, Leviton smart home wiring throughout, and Gemstone lighting. With a park just across the street and scenic walking pathways throughout the community, this two-storey home offers an unparalleled lifestyle. Call now for your private showing or explore the 3D tour!**

Inclusions:  
 Property Listed By:

**second fridge  
 eXp Realty**

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

























