



THE
A-TEAM

**RE/MAX
FIRST**

303 TUSSLEWOOD Terrace, Calgary T3L 2W5

MLS®#: **A2178395**

Area: **Tuscany**

Listing Date: **11/11/24**

List Price: **\$1,499,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar: **6,501 sqft**
Lot Shape:

Access:

Lot Feat: **Corner Lot,Underground Sprinklers**
Park Feat: **Concrete Driveway,Oversized,Triple Garage Attached**

DOM

2

Layout

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

Parking

Ttl Park: **6**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Fireplace(s),Forced Air,Humidity Control,Natural Gas**

Sewer:
Ext Feat: **BBQ gas line,Other**

Construction: **Cement Fiber Board,Composite Siding,Silent Floor Joists,Stone**

Flooring: **Carpet,Ceramic Tile,Hardwood**

Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Oven,Gas Range,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Water Softener,Window Coverings**

Int Feat: **Bar,Bookcases,Built-in Features,Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Soaking Tub,Storage,Tankless Hot Water,Tray Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`10" x 16`6"	Kitchen	Main	16`11" x 12`11"
Dining Room	Main	16`11" x 10`6"	Foyer	Main	14`8" x 8`0"
Mud Room	Main	10`8" x 5`6"	Family Room	Basement	16`2" x 16`2"
Office	Main	11`7" x 10`3"	Bedroom	Basement	15`7" x 10`7"

Bedroom	Basement	15`6" x 9`10"	Flex Space	Basement	13`4" x 9`0"
Furnace/Utility Room	Basement	15`9" x 10`0"	Bonus Room	Upper	16`11" x 13`11"
Bedroom - Primary	Upper	16`11" x 13`11"	Bedroom	Upper	12`7" x 12`2"
Bedroom	Upper	12`10" x 10`11"	Laundry	Upper	8`5" x 6`0"
4pc Bathroom	Second	11`0" x 5`4"	5pc Ensuite bath	Second	17`2" x 10`3"
2pc Bathroom	Main	6`8" x 5`3"	4pc Bathroom	Basement	8`3" x 5`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **1412833**

Remarks

Pub Rmks: **This former Crystal Creek showhome is stunning. Rich hardwood floors cover the entire main floor with huge windows that allow for natural light to flood the entire space. The custom kitchen is bright and open with a gorgeous island (over 60 sq ft), full height white cabinets, large walk in pantry, quartz countertops, high end Kitchenaid Professional Series s/s appliances. All light fixtures have been upgraded and are sure to garner compliments. The den/office is nestled just off the kitchen. A walk in pantry, huge foyer, enormous great room and mudroom w/built ins complete the main floor. Home is wired for sound, a security system and cameras. Switchback staircase leads you to the upstairs, which features a massive Primary Bedroom with a walk-in closet that will fit all the clothes you could ever own. The ensuite is a showstopper with gorgeous tile work, heated woodgrain style herringbone tile floors, oversized soaker tub, double vanities and HUGE stand alone shower. The upper floor has two more good sized bedrooms, a laundry room w/ folding table and sink, 4pc bath and an enormous vaulted bonus room. The basement was developed by the builder and matches the rest of the home. The basement features two large, bedrooms, a full bath, custom wet bar, built in TV unit and ample storage. This house is decorated in neutral colours and high end finishes. There are custom roller blinds throughout there entire home with designer accent curtains. Home sits on an oversized 57' x 116' corner lot, and has underground sprinklers and is fully fenced. This home has an oversized triple garage with gas line hookup for a heater. Large nook for extra storage and an exposed aggregate driveway large enough for 3 more vehicles. All of this is located on a quiet cut de sac with 11 custom built estate homes. No need to wait to build, this home can be yours with a relatively quick possession date possible. Call your favourite Realtor to view, it will be worth your time.**

Inclusions: **None**
 Property Listed By: **RE/MAX Real Estate (Central)**

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













