



THE A-TEAM

RE/MAX FIRST

303 TUSSEWOOD Terrace, Calgary T3L 2W5

MLS@#: A2178395 Area: Tuscany Listing 11/11/24 List Price: \$1,499,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
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

22
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists Living Room, Dining Room, Mud Room, Office, Kitchen, Foyer, Family Room, and Bedroom with their respective levels and dimensions.

Bedroom
Furnace/Utility Room
Bedroom - Primary
Bedroom
4pc Bathroom
2pc Bathroom

Basement
Basement
Upper
Upper
Second
Main

15`6" x 9`10"
15`9" x 10`0"
16`11" x 13`11"
12`10" x 10`11"
11`0" x 5`4"
6`8" x 5`3"

Flex Space
Bonus Room
Bedroom
Laundry
5pc Ensuite bath
4pc Bathroom

Basement
Upper
Upper
Upper
Second
Basement

13`4" x 9`0"
16`11" x 13`11"
12`7" x 12`2"
8`5" x 6`0"
17`2" x 10`3"
8`3" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

1412833

Zoning:
R-CG

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:
 Property Listed By:

None
RE/MAX Real Estate (Central)

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













