



THE
A-TEAM

**RE/MAX
FIRST**

109 TUSSLEWOOD Heights, Calgary T3L 2M7

MLS®#: **A2201890** Area: **Tuscany** Listing Date: **03/14/25** List Price: **\$1,449,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **7,201 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,839**
 Low Sqft:
 Ttl Sqft: **2,839**

DOM

1
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Level,Low Maintenance Landscape,No Neighbours Behind,Private,Treed,Views**
 Park Feat: **Double Garage Attached,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Garden,Private Yard,Storage**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Washer,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$75** Title: **Fee Simple** Zoning: **R-CG**
 Fee Freq:

Legal Desc:

0111080

Monthly

Remarks

Pub Rmks:

****OPEN HOUSE MARCH.16 FROM 12-2PM**Indulge in unparalleled luxury at this exquisite custom-built Albi home, nestled on one of Tuscany's most coveted streets. Imagine waking to the serene beauty of a southwest-facing expanse of lush trees and vibrant greenspace, with a children's park just beyond your private backyard oasis. This fully finished walkout home offers an exceptional lifestyle, where refined elegance meets family-friendly comfort. Step inside and be greeted by the grandeur of 10-foot ceilings and the warmth of site-finished hardwood floors. A sophisticated den, complete with beautiful built-ins, provides the perfect space for working from home. The expansive dining and living rooms, also featuring custom built-ins, flow seamlessly into the heart of the home: a breathtaking, re-inspired Denca kitchen. This culinary masterpiece boasts dual islands, a chef-caliber appliance package, and an abundance of custom cabinetry, designed for both functionality and style. Ascend to the upper level, where three generously sized bedrooms await. The primary suite is a true sanctuary, featuring a luxurious 5-piece ensuite with heated floors and dual walk-in closets. Each of the remaining bedrooms offers its own private ensuite and soaring vaulted ceilings, ensuring comfort and privacy for all. The walkout lower level is an entertainer's dream, featuring radiant in-floor heating and a stunning custom-built bar. A spacious workout room, adjacent to a 3-piece bath, caters to your wellness needs. The fourth bedroom and an inviting family/games area complete this exceptional space. Beyond the exquisite interiors, this home offers a wealth of premium upgrades. Enjoy the convenience of a Control4 Russound/Savant home audio system, a heated garage, A/C, irrigation, two recently replaced water heaters, and a new vinyl deck with Invisirail glass, maximizing your enjoyment of the breathtaking views. This is more than just a home; it's a lifestyle. With its tranquil, nature-infused setting, high-end finishes, and thoughtfully designed floor plan, this property is a rare gem. Don't miss your opportunity to experience the pinnacle of Tuscany living. Schedule your private showing today!**

Inclusions:

All Audio Components, Bar TV + Mount, Primary Bedroom TV + Mount, Basement TV, Garage Heater, All Shelving in Garage + 3 Ceiling Racks in Garage, Garage Heater, Security System- No Contract, Sprinkler System, Fire Pit, Basement Dishwasher, Bar Fridge (red), Water Feature

Property Listed By:

RE/MAX First

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













