



# 133 Tusslewood Heights Calgary Alberta

\$1,099,900

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<https://www.urbanupgrade.ca/>



See

**Mirror**

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**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\*** Welcome to this exceptional home on Tusslewood Heights in the sought-after Tuscan 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 Tuscan Club amenities, shopping, and the Tuscan C-Train station, with easy access to Highway 1 and Stoney Trail ring road for quick mountain getaways. Schedule your private viewing today! (id:6769)

4pc Bathroom .00 M x .00 M

5pc Bathroom .00 M x .00 M

Bedroom 3.20 M x 3.66 M

Bedroom 4.47 M x 3.20 M

Bedroom 3.20 M x 4.12 M

Bonus Room 6.12 M x 4.52 M

Primary Bedroom 4.62 M x 6.88 M

4pc Bathroom .00 M x .00 M

Bedroom 3.05 M x 4.55 M

Recreational, Games room 10.95 M x 6.04 M

2pc Bathroom .00 M x .00 M

Breakfast 3.99 M x 2.44 M

Dining room 3.23 M x 3.35 M

Kitchen 7.95 M x 5.23 M

Laundry room 2.46 M x 1.70 M

Living room 4.52 M x 5.18 M

Office 3.20 M x 3.63 M