



# 69 Tusslewood Drive Calgary Alberta

\$749,900

Nestled in the picturesque community of Tuscany, this great two-storey home boasts over 3,000sqft of living space. As you approach this property, you'll immediately notice the allure of the surrounding green spaces and winding pathways. Situated perfectly, your new home faces a lush greenspace, inviting you to explore the outdoors right from your doorstep. The charming curb appeal welcomes you, with a double garage providing ample parking. Upon entering, you'll find a spacious den. The well-appointed kitchen features sliding doors that open to your private backyard oasis. It's a chef's delight, equipped with ample cupboard and counter space. The main level also features a cozy living room with a gas fireplace, as well as a 2-piece powder room. Venturing upstairs, you'll discover three generously sized bedrooms. The primary bedroom, a true retreat, comes complete with a four-piece ensuite bathroom and walk-in closet. Two additional bedrooms share a 4-piece guest bathroom, and a laundry room rounds out the upper level, making daily chores a breeze. The basement is fully finished, providing even more living space and versatility. Here, you'll find an additional bedroom, a den that could serve as a home gym or office, and a three-piece bathroom. The large recreation room is an ideal space for family gatherings or movie nights. A wet bar in the basement adds a touch of sophistication, making it perfect for entertaining. Situated in the coveted community of Tuscany, this property is conveniently located near all essential amenities. Shopping, schools, parks, and recreational facilities are within reach, enhancing the quality of life for its residents. Don't miss the opportunity to make this dream property your own! (id:6769)

- 3pc Bathroom 1.63 M x 2.31 M
- Other 1.81 M x 2.40 M
- Den 2.80 M x 2.79 M
- Recreational, Games room 5.03 M x 3.29 M
- Bedroom 3.31 M x 3.61 M
- Furnace 3.85 M x 2.32 M
- 2pc Bathroom 1.72 M x 1.54 M

- Den 3.21 M x 4.10 M
- Kitchen 3.86 M x 2.52 M
- Living room 4.77 M x 5.13 M
- 4pc Bathroom 2.54 M x 1.50 M
- Bedroom 4.71 M x 3.49 M
- Bedroom 4.17 M x 2.95 M
- Primary Bedroom 3.93 M x 4.90 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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### Mirror

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Dining room 4.04 M x 3.50 M

4pc Bathroom 3.32 M x 3.86 M