



# 133 Tusslewood Heights Calgary Alberta

\$1,099,900

**\*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

Listing Presented By:



Originally Listed by:  
 RE/MAX House of Real Estate

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

**RE/MAX<sup>®</sup>**  
**RE/MAX REAL ESTATE**  
**(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
 ctimos@telus.net