



173 Tusslewood Drive Calgary Alberta

\$780,000

Welcome to 173 Tusslewood Dr, a meticulously maintained residence nestled in the highly sought-after community of Tuscany. This stunning home offers an exceptional blend of modern elegance and natural tranquillity, boasting an ideal location backing onto a serene green space with no neighbours behind. This means unparalleled privacy and stunning natural views right from your backyard! Step inside to discover high ceilings, elegant hardwood floors throughout, and expansive windows that flood the open-concept main floor with natural light. The functional layout seamlessly connects living spaces, creating an effortless flow for daily life and entertaining. The heart of the home is a gourmet kitchen featuring custom cabinetry, gleaming quartz countertops, a large centre island, and stainless steel appliances. A generous breakfast nook with massive windows overlooks the natural reserve, providing the perfect setting for morning coffee. A large walk-in pantry offers ample storage and convenience. The inviting living room is anchored by a sleek fireplace, creating a warm and welcoming ambience. Adjacent to the kitchen, an oversized deck offers an ideal space for outdoor entertaining or quiet relaxation while enjoying the tranquil green space. Upstairs, the thoughtfully designed layout includes three spacious bedrooms and a large bonus room, perfect for a media room, home office, or play area. The luxurious primary suite is a private retreat, complete with a spa-like ensuite featuring an oversized vanity, a deep soaker jacuzzi, a glass-enclosed shower, and an expansive walk-in closet. The developed basement adds even more versatile living space, ideal for a home gym, recreation area, or guest accommodations. Enjoy quick access to main transportation routes, including Stoney Trail and Crowchild Trail, ensuring an easy commute. The proximity to city transit, top-rated school...

3pc Bathroom 8.42 Ft x 8.08 Ft

Hall 15.08 Ft x 6.92 Ft

Recreational, Games room 23.67 Ft x 11.58 Ft

Other 6.00 Ft x 10.33 Ft

Furnace 10.25 Ft x 8.42 Ft

Other 9.33 Ft x 6.00 Ft

2pc Bathroom 4.92 Ft x 5.08 Ft

Other 9.00 Ft x 5.92 Ft

Bonus Room 18.00 Ft x 12.50 Ft

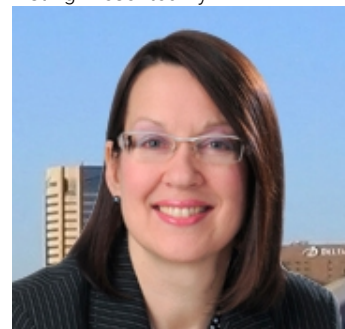
Bedroom 10.33 Ft x 9.00 Ft

Bedroom 10.67 Ft x 8.92 Ft

Other 5.67 Ft x 3.33 Ft

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Listing Presented By:



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RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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Living room 14.08 Ft x 13.00 Ft
Kitchen 10.92 Ft x 10.92 Ft
Dining room 8.00 Ft x 10.92 Ft
Pantry 3.92 Ft x 4.00 Ft

Primary Bedroom 13.17 Ft x 12.00 Ft
Other 6.08 Ft x 4.00 Ft
4pc Bathroom 8.25 Ft x 8.33 Ft