



## 73 Tusslewood Heights Calgary Alberta

\$1,250,000

Welcome to Tusslewood Heights, an exquisite cul-de-sac retreat designed by Hopewell to preserve the natural beauty of the surrounding forest, hills, and valleys. This remarkable two-storey custom Craftsman home by Charles Hill Homes spans over 3,978 sq. ft. of developed living space and features 5 bedrooms and 3.5 baths, showcasing quality finishes and thoughtful design throughout. Upon entering the impressive foyer, you'll instantly feel the exceptional quality that defines this home. The main floor offers a private office, a spacious great room with a custom millwork feature wall and wood-burning fireplace, gleaming new hardwood floors, a large dining area with beautiful views, and a gourmet kitchen. The kitchen boasts over 20 feet of granite countertops, a large island with a sink, a filtered water tap, a warming drawer, a premium Wolf gas range, and more. Just off the kitchen, a large mudroom leads to a well-equipped butler's pantry with three 80" pull-out pantry cupboards, a second fridge, and additional counter space. The upper level is a luxurious retreat featuring the primary bedroom with a sitting area offering expansive city and mountain views, a generous walk-in closet, and a spa-like ensuite bathroom. Two additional spacious bedrooms and a 4-piece bath complete the upper floor. The walkout basement is perfect for entertaining and relaxation, featuring a media room with custom built-ins and direct access to the private south-facing backyard, surrounded by a wooded green belt for added privacy. This level also includes a spacious rec room with a wet bar, two additional bedrooms, a full bathroom, a flex room, a storage room, and a laundry room. Other notable features include meticulous landscaping with an 11-zone irrigation system, an oversized 568 sq. ft. double garage, a large front porch and back balcony, low-E windows with heat-reducing coating, central...

Recreational, Games room 21.92 Ft x 15.00 Ft

Bedroom 12.92 Ft x 10.42 Ft

Bedroom 12.50 Ft x 9.83 Ft

Other 10.67 Ft x 9.67 Ft

Storage 8.25 Ft x 5.25 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

Foyer 8.25 Ft x 5.92 Ft

Office 11.00 Ft x 10.92 Ft

Other 11.25 Ft x 8.58 Ft

2pc Bathroom 5.42 Ft x 4.92 Ft

Primary Bedroom 15.83 Ft x 15.25 Ft

Other 9.92 Ft x 8.42 Ft

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

Listing Presented By:



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CIR

REALTY

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Laundry room

13.42 Ft x 13.08 Ft

Living room

18.75 Ft x 14.92 Ft

Kitchen

16.83 Ft x 14.00 Ft

Dining room

12.92 Ft x 9.00 Ft

5pc Bathroom

17.00 Ft x 11.08 Ft

Bedroom

11.33 Ft x 10.92 Ft

Other

5.42 Ft x 5.25 Ft