



81 Tusslewood Drive Calgary Alberta

\$799,000

Welcome to Tusslewood in Tuscany -- where luxury, comfort, and natural beauty meet. Nestled in the prestigious northwest community of Tusslewood, this beautiful, fully developed home is ideal for any family. Professionally finished inside and out, it offers over 2,600 sq. ft. of living space, a spacious layout, and thoughtful upgrades throughout. The stunning backyard is fully landscaped with mature trees, a large deck, and a fenced yard -- perfect for relaxing or entertaining. Step inside to a warm and inviting interior featuring 9' ceilings, bamboo hardwood and tile flooring, and a cozy gas fireplace. The open-concept main floor is flooded with natural light and showcases a well-appointed kitchen with maple cabinetry, upgraded finishes, a tiled backsplash, and a breakfast bar. The adjacent dining area opens to the sunny, south-facing backyard through a large patio slider -- perfect for summer BBQs. Also on the main floor, you'll find a generous walk-in pantry, a stylish 2-piece powder room, and an oversized laundry room for added convenience. Upstairs, the expansive bonus room above the attached double garage offers vaulted ceilings and ample space for relaxation or entertainment. The primary suite is a private retreat, complete with a spa-like 4-piece ensuite featuring a soaker tub, and a large walk-in closet. Two additional bedrooms and a full 4-piece bath complete the upper level. The professionally developed basement extends the living space with a large rec/media room, a fourth bedroom, a 3-piece bathroom, and a dedicated office or wine room. A spacious utility room provides additional storage, ensuring everything has its place. Additional upgrades include: New roof (August 2020) with premium 30-year shingles, New hot water tank (May 2021), New garage door (January 2025), Central vacuum, alarm system, CAT-5 wiring throughout, oak blinds, and more. The oversized, fully fin...

Primary Bedroom 16.42 Ft x 12.00 Ft

4pc Bathroom 10.00 Ft x 8.42 Ft

Other 6.00 Ft x 6.00 Ft

Bedroom 12.00 Ft x 9.42 Ft

Bedroom 13.42 Ft x 12.42 Ft

4pc Bathroom 10.00 Ft x 5.00 Ft

Den 12.00 Ft x 7.00 Ft

3pc Bathroom 9.00 Ft x 7.00 Ft

Furnace 12.50 Ft x 12.00 Ft

Living room 20.00 Ft x 15.50 Ft

Foyer 10.50 Ft x 10.00 Ft

Dining room 12.00 Ft x 11.50 Ft

a

Listing Presented By:



Originally Listed by:
URBAN-REALTY.ca

<http://www.yyc-realestate.ca/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Bonus Room	21.00 Ft x 12.00 Ft	2pc Bathroom	6.00 Ft x 4.50 Ft
Recreational, Games room	16.50 Ft x 13.00 Ft	Kitchen	12.00 Ft x 8.50 Ft
Bedroom	10.50 Ft x 10.00 Ft	Laundry room	7.00 Ft x 6.00 Ft