



118 Tusslewood Heights Calgary Alberta

\$1,300,000

Nestled on a quiet, tree-lined street in the heart of prestigious Tanglewood, this stunning quality-built estate home offers timeless elegance, thoughtful design, and exceptional functionality for modern family living. From the moment you arrive, the home impresses with its welcoming presence, oversized double attached garage with ample storage, and comfort-enhancing features such as central air conditioning. Step inside to a bright and inviting main floor highlighted by a formal dining room just off the front entrance, complete with a beautiful built-in hutch--perfect for hosting elegant dinners or holiday gatherings. A dedicated main floor office with custom built-ins provides an ideal work-from-home space, while a convenient 2-piece powder room and main level laundry add everyday practicality. The heart of the home is the open-concept kitchen, living room, and eating nook. The kitchen is a chef's dream, featuring stainless steel appliances, a gas range stove, granite countertops, a large central island, and a walk-in pantry. The adjoining eating nook is open and sun-filled, offering direct access to a sprawling back deck--perfect for morning coffee or summer entertaining. The living room is equally impressive with its spacious layout, abundant natural light, and a striking fireplace with stone surround and wooden mantle that anchors the space beautifully. Upstairs, a generous bonus room with custom built-ins offers incredible flexibility and can easily serve as a playroom, secondary office, or even an additional bedroom. The primary retreat is open, bright, and serene, complete with a walk-in closet featuring custom built-ins and a luxurious 5-piece ensuite. This spa-like bathroom includes a private water closet, jetted soaking tub, dual vanities, and a stand-alone shower. Two additional well-sized bedrooms share a 4-piece bathroom, creating a comfortable and fu...

4pc Bathroom Measurements not available

Bedroom 16.58 Ft x 13.58 Ft

Recreational, Games room 16.75 Ft x 37.75 Ft

2pc Bathroom Measurements not available

Other 17.42 Ft x 12.17 Ft

Dining room 19.25 Ft x 12.00 Ft

Living room 15.42 Ft x 15.50 Ft

Office 10.50 Ft x 8.92 Ft

4pc Bathroom .00 Ft

5pc Bathroom Measurements not available

Bedroom 10.92 Ft x 11.08 Ft

Bedroom 10.92 Ft x 12.83 Ft

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Listing Presented By:



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|--------------|---------------------|-----------------|---------------------|
| Foyer | 6.42 Ft x 7.42 Ft | Bonus Room | 16.92 Ft x 12.58 Ft |
| Kitchen | 13.58 Ft x 11.42 Ft | Primary Bedroom | 14.50 Ft x 15.42 Ft |
| Laundry room | 9.75 Ft x 8.67 Ft | Other | 6.50 Ft x 9.92 Ft |