



35 Tusslewood Drive Calgary Alberta

\$1,200,000

Some homes catch your eye from the street and never quite let go. That's the effect of this exceptional Tuscan craftsman - blue Hardie Plank siding, wood shake gables, river stone accents, and an arched entrance that signals something special long before you step inside. It's the kind of exterior that draws admiring glances from passersby, and the interior delivers on every one of those expectations. A spacious foyer welcomes you in and draws your gaze immediately toward the back of the home, where the family room unfolds around a wood-burning fireplace – an increasingly rare find - flanked by custom built-ins and complemented by bookshelf cabinetry that gives the space an inviting, lived-in warmth. The picture window here frames the backyard like a painting you'll never tire of looking at. Between the family room and the kitchen, the dining room has direct access to the deck and overlooks the yard - so beautiful the owners use it for everyday dining. Clever pocket doors allow the kitchen to be closed off when entertaining, a thoughtful detail that speaks to how carefully this home was designed. The kitchen is genuinely lovely: ivory cabinetry with granite counters, subway tile backsplash, gas cooktop, Miele double wall ovens, and a panel-front refrigerator. A slightly lowered counter section is a baker's delight, and a cozy nook - originally designed as a breakfast area - has been reimagined as a quiet sitting spot with views over the yard and pond. The main floor also includes a well-appointed mudroom with garage access, a family command station, a powder room with charming wallpaper, and a flex room with sliding barn doors - ideal as a home office or reading room. Upstairs, the wide staircase leads to a generous landing before arriving at the recently updated primary suite. It overlooks the yard, and the renovated ensuite is exceptional - thick marble c...

2pc Bathroom 7.83 Ft x 3.08 Ft
 Dining room 10.50 Ft x 13.00 Ft
 Foyer 6.33 Ft x 21.08 Ft
 Kitchen 12.50 Ft x 17.25 Ft
 Living room 17.25 Ft x 19.50 Ft
 Other 10.58 Ft x 7.75 Ft

4pc Bathroom 10.00 Ft x 10.00 Ft
 4pc Bathroom 9.58 Ft x 9.00 Ft
 Bedroom 10.00 Ft x 12.08 Ft
 Bedroom 13.25 Ft x 12.00 Ft
 Laundry room 5.92 Ft x 8.50 Ft
 Primary Bedroom 15.08 Ft x 12.00 Ft

Listing Presented By:



Originally Listed by:
Real Broker

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Other 12.58 Ft x 10.00 Ft
Office 11.67 Ft x 12.17 Ft

Other 11.58 Ft x 8.83 Ft