

# \$1,449,900 - 109 Tusslewood Heights Nw, Calgary

MLS® #A2201890

**\$1,449,900**

4 Bedroom, 5.00 Bathroom, 2,839 sqft

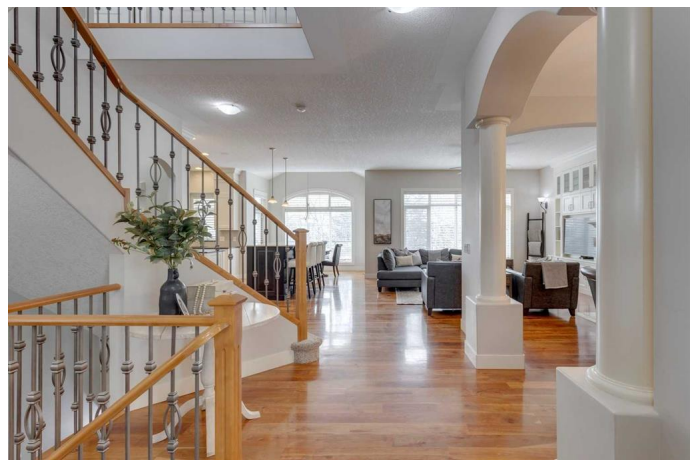
Residential on 0.17 Acres

Tuscany, Calgary, Alberta

**\*\*OPEN HOUSE SAT APRIL 12 FROM 12:00**

**- 1:30\*\*** Indulge in unparalleled luxury at this exquisite custom-built Albi home, nestled on one of Tuscany's most coveted streets.

Imagine waking to the serene beauty of a southwest-facing expanse of lush trees and vibrant greenspace, with a children's park just beyond your private backyard oasis. This fully finished walkout home offers an exceptional lifestyle, where refined elegance meets family-friendly comfort. Step inside and be greeted by the grandeur of 10-foot ceilings and the warmth of site-finished hardwood floors. A sophisticated den, complete with beautiful built-ins, provides the perfect space for working from home. The expansive dining and living rooms, also featuring custom built-ins, flow seamlessly into the heart of the home: a breathtaking, re-inspired Denca kitchen. This culinary masterpiece boasts dual islands, a chef-caliber appliance package, and an abundance of custom cabinetry, designed for both functionality and style. Ascend to the upper level, where three generously sized bedrooms await. The primary suite is a true sanctuary, featuring a luxurious 5-piece ensuite with heated floors and dual walk-in closets. Each of the remaining bedrooms offers its own private ensuite and soaring vaulted ceilings, ensuring comfort and privacy for all. The walkout lower level is an entertainer's dream, featuring radiant in-floor heating and a stunning custom-built bar. A spacious workout room, adjacent to a 3-piece



bath, caters to your wellness needs. The fourth bedroom and an inviting family/games area complete this exceptional space. Beyond the exquisite interiors, this home offers a wealth of premium upgrades. Enjoy the convenience of a Control4 Russound/Savant home audio system, a heated garage, A/C, irrigation, two recently replaced water heaters, and a new vinyl deck with Invisirail glass, maximizing your enjoyment of the breathtaking views. This is more than just a home; it's a lifestyle. With its tranquil, nature-infused setting, high-end finishes, and thoughtfully designed floor plan, this property is a rare gem. Don't miss your opportunity to experience the pinnacle of Tuscany living. Schedule your private showing today!

Built in 2003

**Essential Information**

MLS® #	A2201890
Price	\$1,449,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,839
Acres	0.17
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	109 Tusslewood Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3L 2M7

### Amenities

Amenities	Clubhouse, Playground
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Oversized
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Stone, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Level, Low Maintenance Landscape, No Neighbours Behind, Private, Treed, Views
Roof	Asphalt
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 14th, 2025
Days on Market	32
Zoning	R-CG
HOA Fees	298
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                RE/MAX First

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