# \$799,000 - 81 Tusslewood Drive Nw, Calgary

MLS® #A2228155

### \$799,000

4 Bedroom, 4.00 Bathroom, 1,857 sqft Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Welcome to Tusslewood in Tuscany â€" 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 â€" 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 â€" perfect for summer BBQs.

Also on the main floor, you'II 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 finished garage is a standout feature, complete with a workbench and over 120 cubic feet of built-in professional cabinetry â€" ideal for any handyman or extra storage needs.

Residents of this exceptional home also enjoy full access to the Tuscany Club, which offers a splash park, tennis courts, fitness facilities, and year-round community events. The surrounding area boasts parks, playgrounds, walking trails, and scenic views of nearby forests, hills, and valleys.

This custom two-storey Craftsman home by AVI is truly a must-see â€" combining elegance, comfort, and functionality in one of Calgary's most sought-after neighborhoods.

#### **Essential Information**

MLS® # A2228155 Price \$799,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,857 Acres 0.09 Year Built 2003

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 81 Tusslewood Drive Nw

Subdivision Tuscany
City Calgary
County Calgary
Province Alberta
Postal Code T3L 2R7

# **Amenities**

Amenities Other, Playground, Recreation Facilities

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Open Floorplan, Storage, Vinyl Windows, Walk-In

Closet(s), Central Vacuum, Wired for Data

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer,

Garburator

Heating Forced Air, Natural Gas

Cooling Other Fireplace Yes



# of Fireplaces 2

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 7th, 2025

Days on Market 77

Zoning R-CG

HOA Fees 307

HOA Fees Freq. ANN

## **Listing Details**

Listing Office URBAN-REALTY.ca

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