



GRASSROOTS
REALTY GROUP

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15A Tusslewood Drive NW
Calgary, Alberta

MLS # A2240974



\$899,000

Division:	Tuscany		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,473 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Pie Shaped L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Wet Bar		

Inclusions: N/A

Located in Tusslewood Estate, this beautifully maintained former showhome sits on a massive 8,900 ft²; pie-shaped lot, SURROUNDED BY GREENSPACE for exceptional privacy and outdoor living. Built with added features and upgraded finishes, it stands out as a rare find in an already desirable location. A spacious front foyer welcomes you, leading to a bright home office and a formal dining room, ideal for entertaining. The vaulted kitchen offers rich cinnamon cabinetry, granite counters, a walk-in pantry, and a newer fridge. The living room features soaring ceilings, a stone gas fireplace, and large windows that overlook the private backyard. The primary suite includes a walk-in closet and a 5-piece ensuite with a double vanity and walk-in shower. The fully finished basement expands the living space with a cozy family room, another gas fireplace, full wet bar, two additional bedrooms, and a 4-piece bathroom—perfect for guests or teens. Enjoy sunny days in the southwest-facing backyard with a large composite deck, aluminum railings, raised gardens, and a chain-link fence that opens visually to the surrounding green space, giving the feel of an even larger yard. Additional perks include air conditioning and thoughtful touches throughout that reflect its showhome origins. This is a rare opportunity to own a quality-built bungalow with timeless appeal in an unbeatable setting.