



GRASSROOTS
REALTY GROUP

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10 Tusslewood Heights NW Calgary, Alberta

MLS # A2271047



\$1,099,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,419 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Many Trees, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 75
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub		

Inclusions: Outdoor Playcenter, bookcase in front room, attached shelves and whiteboards in office, TV mounts in bedrooms, bookcase in the basement

Welcome to this stunning five-bedroom home located in the heart of Tuscany. With over 3,600 sq. ft. of finished living complete with a private backyard oasis. Step inside to an inviting open-concept main floor featuring rich hardwood flooring, 9-foot ceilings, and a tastefully designed kitchen with granite countertops and a corner pantry. The main level also includes a dedicated office, a formal dining area, and a bright breakfast nook - perfectly suited for both everyday living and entertaining. Upstairs, the large primary suite provides a peaceful retreat, highlighted by a custom-designed walk-in closet. Two additional generously sized bedrooms, each with custom closets, offer comfort for family or guests. The fully developed walkout basement enhances the home with even more functional space, including two bedrooms, a full bathroom, an ample storage room, and a stylish recreation area that flows into the beautifully landscaped, private backyard. Recent updates include a newer hot water tank while the original furnaces remain in excellent condition. An oversized double garage and a spacious driveway offer abundant parking. Residents also enjoy access to all Tuscany Club amenities, scenic pathways, and nearby schools. This exceptional property could be the perfect place to call your next home.