



**35 Tusslewood Drive NW
Calgary, Alberta**

MLS # A2290708



\$1,200,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,674 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Garden, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 75
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Shingle Siding, Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Tankless Hot Water		

Inclusions: Built in BBQ

Some homes catch your eye from the street and never quite let go. That's the effect of this exceptional Tuscany 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

counters, aged brass fixtures, and a herringbone-tiled shower where every detail has been chosen with care. The walk-in closet, outfitted with custom built-ins and his-and-hers laundry hampers, renders dressers unnecessary. Two additional bedrooms, a full bath, and a laundry room with sink complete the upper level. And then there is the backyard. Mature trees, a stone-edged pond, layered gardens bursting with perennials, multiple stone patio areas, a pergola, and additional green space beyond the property line - it is a garden sanctuary unlike anything you'll find in a typical suburban yard. The seamless flow between the indoor and outdoor spaces makes entertaining feel entirely natural here. Backing onto green space, this is a home that rewards every glance - from the street, from the kitchen window, from a quiet evening on the patio.