



GRASSROOTS
REALTY GROUP

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1A Tusslewood Drive NW
Calgary, Alberta

MLS # A2116785



\$799,888

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,303 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: 1:Refrigerator 2: GAS Stove 3: Dishwasher built in.4: Hood Fan 5: Washer 6: Dryer 7: Window coverings All included.8: Garage door opener & ONE Control.

~ WELCOME to the TUSSELEWOOD ESTATES ~NEWLY RENOVATED ELEGANT HOUSE, NEW PAINT THROUGHOUT THE HOUSE & CEILINGS,NEW CARPETS, NEW BLINDS,NEW DISHWASHER & GAS STOVE , NEW IRON SPINDLES RAILINGS. All lighting changed to pot lights with new chandelier, pendant lights, ceiling fans, smoke alarms, all washrooms and laundry have been fully renovated, new faucets, vanities, toilets. ~LOCATED CLOSE TO TUSCANY TRAIN STATION! This 2 STORY 2007 Built House WITH STUCCO EXTERIOR has over 2300 SQFT developed Space & HUGE LOT SIZE IS 5037 SQFT** It has THREE BEDROOMS TWO & HALF WASHROOMS ! LOCATED CLOSE TO ALL AMENITIES SCHOOLS,TUSCANY MARKET SHOPPING,LRT TRANSIT & STONEY TRAIL RING ROAD & STATE OF THE ART ROCKY RIDGE YMCA. Tuscany has 4 SCHOOLS (two Primary, one Catholic, one Junior High)&middle; Tuscany Club with tennis court, splash parks and more,Lots of pathway routes and hikes through ravines and coulees, Bowness Park, EASY ACCESS TO THE MOUNTAINS ! Your New Home Welcome you with Open Concept wider main entrance and You will love the Gleaming HARDWOOD Flooring on the main floor, new carpets & tiles.As you enter your new home you are met by LARGE SIZE DEN/FLEX ROOM which flows into the main floor living space with Big Kitchen with a large Dining area & It has enough space for large table** Your new kitchen has decent amount of Kitchen Cabinets & a Large Island WITH GRANITE COUNTERTOPS ALL STAINLESS STEEL APPLIANCES INCLUDED REFRIGERATOR,NEW GAS STOVE, CHIMNEY HOOD FAN,NEW DISH-WASHER,WASHER & DRYER,**Your SPACIOUS SOUTH FACING LIVING-ROOM BOOSTS OPEN TO ABOVE CEILINGS with

LARGER WINDOWS & A Cozy 3WAY GAS FIREPLACE is flooded with lots of natural light *A 2-piece washroom & a large mudroom & Laundry on the Main Floor complete this level… SPACIOUS UPPER FLOOR HAS NEW CARPETS & NEW METAL SPINDLES RAILING & It has 3 Generously sized bedrooms & HUGE BONUS ROOM WITH VAULTED CEILINGS & 2 FULL WASHROOMS, Your HUGE MASTER BEDROOM HAS A 5 Piece Ensuite has DOUBLE VANITY will be a private oasis with a soaker tub, standing Shower a large walk-in closet. BASEMENT is unfinished WITH LARGER WINDOWS & ready for your personal touch. This house has a SOUTH FACING SUNNY HUGE BACKYARD & A DECENT SIZE DECK where you can Relax & BBQ and enjoy your sunny days, Fully landscaped front & Backyard and Fenced.