



**303 Tusslewood Terrace NW
Calgary, Alberta**

MLS # A2178395



\$1,499,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,899 sq.ft.	Age:	2015 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Oversized, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Underground Sprinklers		

Heating:	High Efficiency, Fireplace(s), Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Silent Floor Joists, Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Tankless Hot Water, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: None

This former Crystal Creek showhome is stunning. Rich hardwood floors cover the entire main floor with huge windows that allow for natural light to flood the entire space. The custom kitchen is bright and open with a gorgeous island (over 60 sq ft), full height white cabinets, large walk in pantry, quartz countertops, high end Kitchenaid Professional Series s/s appliances. All light fixtures have been upgraded and are sure to garner compliments. The den/office is nestled just off the kitchen. A walk in pantry, huge foyer, enormous great room and mudroom w/built ins complete the main floor. Home is wired for sound, a security system and cameras. Switchback staircase leads you to the upstairs, which features a massive Primary Bedroom with a walk-in closet that will fit all the clothes you could ever own. The ensuite is a showstopper with gorgeous tile work, heated woodgrain style herringbone tile floors, oversized soaker tub, double vanities and HUGE stand alone shower. The upper floor has two more good sized bedrooms, a laundry room w/ folding table and sink, 4pc bath and an enormous vaulted bonus room. The basement was developed by the builder and matches the rest of the home. The basement features two large, bedrooms, a full bath, custom wet bar, built in TV unit and ample storage. This house is decorated in neutral colours and high end finishes. There are custom roller blinds throughout there entire home with designer accent curtains. Home sits on an oversized 57' x 116' corner lot, and has underground sprinklers and is fully fenced. This home has an oversized triple garage with gas line hookup for a heater. Large nook for extra storage and an exposed aggregate driveway large enough for 3 more vehicles. All of this is located on a quiet cut de sac with 11 custom built estate homes. No need to wait to build, this home can be yours with a relatively quick

possession date possible. Call your favourite Realtor to view, it will be worth your time.