

# \$1,449,900 - 109 Tusslewood Heights Nw, Calgary

MLS® #A2201890

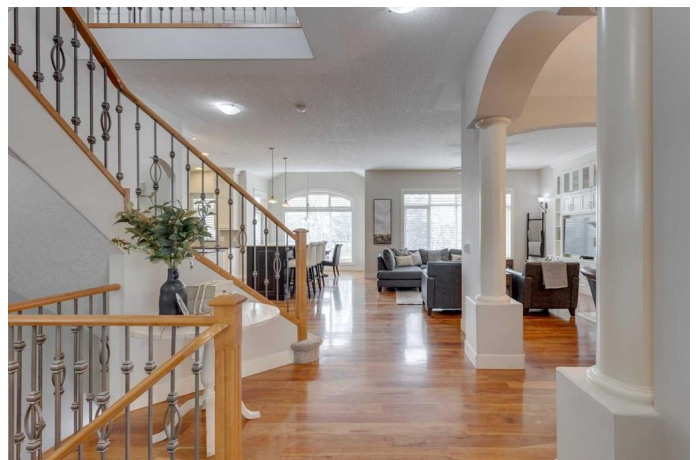
**\$1,449,900**

4 Bedroom, 5.00 Bathroom, 2,839 sqft

Residential on 0.17 Acres

Tuscany, Calgary, Alberta

Indulge in unparalleled luxury at this exquisite custom-built Albi home, nestled on one of Tuscany's most coveted streets. Imagine waking to the serene beauty of a southwest-facing expanse of lush trees and vibrant greenspace, with a children's park just beyond your private backyard oasis. This fully finished walkout home offers an exceptional lifestyle, where refined elegance meets family-friendly comfort. Step inside and be greeted by the grandeur of 10-foot ceilings and the warmth of site-finished hardwood floors. A sophisticated den, complete with beautiful built-ins, provides the perfect space for working from home. The expansive dining and living rooms, also featuring custom built-ins, flow seamlessly into the heart of the home: a breathtaking, re-inspired Denca kitchen. This culinary masterpiece boasts dual islands, a chef-caliber appliance package, and an abundance of custom cabinetry, designed for both functionality and style. Ascend to the upper level, where three generously sized bedrooms await. The primary suite is a true sanctuary, featuring a luxurious 5-piece ensuite with heated floors and dual walk-in closets. Each of the remaining bedrooms offers its own private ensuite and soaring vaulted ceilings, ensuring comfort and privacy for all. The walkout lower level is an entertainer's dream, featuring radiant in-floor heating and a stunning custom-built bar. A spacious workout room, adjacent to a 3-piece bath, caters to your wellness needs. The



fourth bedroom and an inviting family/games area complete this exceptional space. Beyond the exquisite interiors, this home offers a wealth of premium upgrades. Enjoy the convenience of a Control4 Russound/Savant home audio system, a heated garage, A/C, irrigation, two recently replaced water heaters, and a new vinyl deck with Invisirail glass, maximizing your enjoyment of the breathtaking views. This is more than just a home; it's a lifestyle. With its tranquil, nature-infused setting, high-end finishes, and thoughtfully designed floor plan, this property is a rare gem. Don't miss your opportunity to experience the pinnacle of Tuscan living. Schedule your private showing today!

Built in 2003

### Essential Information

MLS® #	A2201890
Price	\$1,449,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,839
Acres	0.17
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	109 Tusslewood Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3L 2M7

### Amenities

Amenities Playground, Clubhouse

Parking Spaces 4

Parking Double Garage Attached, Heated Garage, Oversized

# of Garages 2

### Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Bar, Ceiling Fan(s), Crown Molding, Central Vacuum, French Door, Soaking Tub, Wired for Sound, Walk-In Closet(s)

Appliances Dishwasher, Gas Stove, Microwave, Range Hood, Window Coverings, Central Air Conditioner, Bar Fridge, Built-In Refrigerator, Built-In Oven, Dryer, Garage Control(s), Washer, Wine Refrigerator, Water Softener

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Family Room, Stone, Three-Sided

Has Basement Yes

Basement Finished, Full, Walk-Out

### Exterior

Exterior Features BBQ gas line, Garden, Private Yard, Storage

Lot Description Level, Backs on to Park/Green Space, Back Yard, Low Maintenance Landscape, No Neighbours Behind, Private, Treed, Views

Roof Asphalt

Construction Wood Frame, Stone, Stucco

Foundation Poured Concrete

### Additional Information

Date Listed March 14th, 2025

Days on Market 34

Zoning R-CG

HOA Fees 298

HOA Fees Freq. ANN

### Listing Details

Listing Office

RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.