



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**202 Tusslewood Terrace NW
Calgary, Alberta**

MLS # A2303756



\$918,860

Division:	Tuscany		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,605 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Garden, Landscaped, Treed		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	r-cg
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

Come check out this Original owner, meticulously cared for Bungalow in the quiet NW corner of the ever popular community of Tuscany. The main floor layout features a private master ensuite, formal dining room and bright sunny office so you have it all within reach and easy to maintain. This home has a timeless functional elegance to it from the vaulted ceilings, skylights and oversized windows to the teak hardwood and tile flooring that you will come to appreciate. Enjoy easy living with an expansive kitchen and sit around island that flows into the living room and kitchen nook; great for entertaining or just the day to day rush. Loads of granite counter space, wall oven configuration and a walk-through pantry are perfect for the home chef. The private office, situated at the front of the home, is bathed in natural light making all that paperwork seem effortless. The lower level is setup with 2 large bedrooms for the kids or guests to sprawl out into the large rec room. The attached 2 car garage provides ample space and a large workshop in the lower level helps with all those projects and extra storage requirements. With over 2900 sq/ft of finished space on the two levels you have the perfect amount of home to live, laugh and love. This Lovingly cared for home features a new zoned high-efficiency furnace, hot-water tank, powered awnings and a oversized gardeners dream yard! The outside space is as meticulous as the inside on this bright sunny corner lot landscaped with mature trees, plentiful flowering shrubs, a dog run and expansive tumbled block patio. This yard is perfect to enjoy the warm summer nights just around the corner. Steps from the Tuscany Ravine and bus routes this is a very quiet but walkable location with many outdoor treasures to be found. Book your showing today!