



**6 Tusslewood Heights NW
Calgary, Alberta**

MLS # A2305303



\$1,180,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,806 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized, Workshop in Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, No Back L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 75
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wired for Sound

Inclusions: 4 Eating Bar Stools, Pool Table and all attachments, speaker system,

Welcome to a home that offers over 4000 total square feet on a CORNER LOT backing onto a mature treed setting, in the desirable Tanglewood Estates! This custom-built Homes by Avi home blends space, comfort, and everyday convenience. The OPEN TO BELOW foyer makes a strong first impression, leading past a flexible dining or sitting area into the main living space. Here, a stone FIREPLACE and custom maple built-in create a warm, inviting feel. The kitchen is both functional and welcoming, featuring a wraparound counter, raised breakfast bar, antiqued maple cabinetry, and a WALK THROUGH PANTRY that connects seamlessly to the mudroom. The bright breakfast nook opens onto the back deck, making indoor and outdoor living feel effortless. Upstairs, the primary suite offers a true retreat with DUAL WALK-IN CLOSETS and a 5-piece ensuite complete with a SOAKER JETTED TUB, separate shower, and dual sinks. Two additional bedrooms, a full bath, and a spacious BONUS ROOM with FIREPLACE provide flexible family living. The fully finished WALKOUT basement adds even more space with a large rec room, a generous fourth bedroom or office, and a full bathroom. Outside, the landscaped backyard is designed for enjoyment, featuring a large deck, a spiral staircase to a lower treated deck, a water feature and a peaceful, tree-lined backdrop that offers both privacy and beauty. An OVERSIZED DOUBLE ATTACHED GARAGE with a 240V panel and workshop space completes the home. Located close to schools, shopping, Stoney Trail and access to the Tuscany Club, this is a home that balances quiet surroundings with easy access to everything you need. Come see it for yourself and imagine what life could look like here.