



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**65 Tusslewood Heights NW
Calgary, Alberta**

MLS # A2305423

\$1,285,000



Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,534 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Triple Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Gentle Sloping, Low Maintenance		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	See Remarks	Condo Fee:	\$ 75
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Recessed Lighting, Walk-In Closet(s), Wired for Sound

Inclusions: Wooden Shed

This exceptional family home sits on the largest lot in prestigious Tanglewood, tucked into a quiet cul-de-sac with a park and playground just steps away. Boasting over 3,800 sq ft of developed living space, a tandem 3 car garage and panoramic views of downtown Calgary and Canada Olympic Park, this is a rare opportunity to own a truly special property. The main floor features an elegant formal dining space and sun filled office. The spacious kitchen is the heart of the home, featuring abundant maple cabinetry, stainless steel appliances, a central island, and a dedicated homework station. The adjoining family room is warm and inviting, anchored by a striking concrete mantled fireplace and expansive windows that showcase the beautifully landscaped backyard and sweeping city views. Upstairs, you'll find three generous bedrooms, a full bath, and convenient upper-level laundry. The primary retreat offers a walk-in closet, built-in storage and a large ensuite. Central air conditioning ensures comfort throughout. The fully finished walk-out lower level is designed for entertaining, complete with a spacious games room, full bar, guest bedroom and full bath. A natural gas fireplace adds warmth and ambiance. Outdoor living is exceptional, with an expansive lower patio and a wraparound composite upper deck featuring glass railing and multiple natural gas hookups—perfect for a BBQ's, fire tables, and patio heaters. The professionally landscaped yard includes low-maintenance perennial beds and backs onto a natural extension of 12 Mile Coulee, offering a serene wildlife corridor where deer and moose are frequent visitors. This home has been extensively upgraded for peace of mind, including a hail-resistant Euroshield roof with a substantial balance of a 50-year non-prorated warranty, replacement of both furnaces and hot water

tanks, and a new garage door opener. Gemstone exterior lighting adds year-round curb appeal. Located less than a 5-minute walk to multiple parks and a city-maintained outdoor winter rink, and close to schools and all amenities, this home blends nature, luxury, and convenience. As part of a well-funded and managed bare land condominium, residents benefit from immaculately maintained green spaces and snow removal after every snowfall. This is an extraordinary opportunity to own a beautifully maintained, thoughtfully upgraded home in one of Calgary's most sought-after communities.