



**16A Tusslewood Drive NW  
Calgary, Alberta**

**MLS # A2316013**



**\$949,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,314 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home		

**Inclusions:** Solar Panels

Bright, open 3+1 bedroom, 3.5 bath home with close to 3,200 sq. ft. of well-planned living space and smart updates throughout. The main floor features a spacious front entry, a light-filled office, and a versatile great room with expansive windows, custom rustic corbels, and plantation shutters. The kitchen pairs form and function with Cambria quartz countertops, a central island, white subway tile, and stainless steel appliances. Adjacent family room includes a gas fireplace and a simple, modern feature wall. Consistent custom millwork adds cohesion and character. The dining area stands out with high coffered ceilings and large windows. Newer luxury vinyl flooring (2021) runs across the main level for durability and a clean look. A sleek 2-piece powder room and a practical mudroom with built-in organizers make daily routines easy&mdash;especially coming in from the oversized garage. Upstairs, the primary suite includes a walk-in closet plus two built-in wardrobes and a refreshed 4-piece ensuite with matching quartz counters. Two additional bedrooms, a 4-piece main bath, upper-level laundry, and a sunken bonus room complete the level. The fully developed basement adds flexibility with a fourth bedroom, 3-piece bath, barn-door storage, and an open rec area with space for a home gym. Outside, a private, family-friendly yard backs onto a pathway, exterior LED lighting give you that seasonal look and the central air will keep you cool in the summers. New hot water tank(2026) and solar panels will help the energy bill, making this home turnkey and ready for the growing family. Convenient location near schools, everyday amenities, the LRT, and major routes and the Tuscany Club amenities. This one is a must see!!! OPEN HOUSE SUNDAY JUNE 14TH 1:00-4:00!!