



GRASSROOTS
REALTY GROUP

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113 Tusslewood Bay NW
Calgary, Alberta

MLS # A2327035



\$1,075,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,400 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Fr		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Pri		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 75
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	Outdoor architectural lighting, security camera, underground sprinklers with timer in back yard, projector and attached speakers downstairs		

Tucked into a quiet cul-de-sac in the sought-after enclave of Tusslewood in Tuscany, this stunning two storey welcomes you home to one of the largest lots in the community. Immaculately maintained and showing true pride of ownership, this 5 bedroom, 3.5 bathroom home offers 3,540 sq. ft. of developed living space designed for family life and effortless entertaining, and it shows beautifully from the moment you arrive. Step inside to a grand, light-filled entrance where a sweeping staircase and rich hardwood floors set the tone. The open concept main floor puts the kitchen at the heart of the home, featuring granite countertops, a large centre island, stainless steel appliances including a gas range and built-in wall oven, and abundant cabinetry finished with glass fronted display cabinets. A generous walk-through pantry and a well appointed laundry room with built-in locker style storage add everyday function to this already elevated space. The adjoining breakfast nook is bathed in natural light and flows seamlessly onto the show-stopping backyard, while a formal dining room and a cozy living room, anchored by a stone faced fireplace, round out the main level. Upstairs, the primary retreat is a true owner's escape, complete with a spa inspired 5 piece ensuite featuring a corner soaker tub, glass shower and dual vanity, plus a spacious walk-in closet. Two additional bedrooms share a stylish 4 piece bathroom, and a versatile loft space overlooks the staircase below, ideal for a home office or reading nook. The professionally finished basement extends the living space even further, offering two more bedrooms, a 4 piece bathroom, and a large family room centered on a tiled fireplace, ideal for movie nights, a home gym or hosting guests. Most windows throughout the home are dressed with California shutters, adding a polished, cohesive finish from top to bottom.

Outside, the backyard truly delivers and is the definition of a showstopper. Undoubtedly one of the largest lots in Tuscany, this sun filled yard offers an expansive deck built for entertaining, from summer barbecues to evenings gathered around the fire. Mature trees provide privacy, and there's still plenty of green space left over for kids and pets to play. Set on a quiet street just steps from parks and transit, this home offers the best of Tusslewood living. Tuscany is consistently ranked among Calgary's top communities, and residents enjoy access to the Tuscany Club with its splash park, tennis courts and year round programming, along with excellent schools, the Tuscany C-Train station, and quick access to Crowfoot Crossing for shopping and dining. With Stoney Trail and Highway 1 close by, the mountains are just a quick drive away. This is a rare opportunity to own a meticulously kept, move-in ready home in one of Tuscany's most tranquil pockets. Come see what makes 113 Tusslewood Bay so truly special, and picture yourself calling it home now.