



GRASSROOTS
REALTY GROUP

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242 Tusslewood Grove NW
Calgary, Alberta

MLS # A2333386



\$890,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,472 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Pie Shaped Lot, See Remarks, Treed, Under		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 75
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks		

Inclusions: Shed, Hot Tub

Open House: Saturday 1:30pm - 4:30 pm. The home resides on 0.27 Arce lots with exposed aggregate 6 cars long driveway and a big beautiful landscaped backyard! Pride of ownership shines throughout this breathtaking home! From the moment you step into the grand entry with soaring 9' ceilings, you'll realize this is a property you simply cannot miss. This house offers 5 bedrooms and 3.5 bathroom. The main level features custom designed tile flooring throughout and fresh, modern paint. A light-filled main-floor den/office with a vaulted ceiling and oversized window offers spectacular views, making working from home a true dream. The heart of the home is the open-concept great room, complete with a cozy gas fireplace, seamless flow to the dining area, and a chef's kitchen featuring newer quartz countertops, upgraded maple cabinets, tiled backsplash, a step-in pantry, and an oversized island with quartz countertop. Upstairs, the spacious master retreat boasts a picture window highlighting majestic mountain views, imagine getting dressed in the large walk-in closet/dressing room with that in the background! Entertaining and relaxation continue in the fully finished basement, featuring an exceptional entertainment area—perfect for hosting guests—plus two additional bedrooms. Outdoors, enjoy a massive, professionally landscaped pie-shaped lot. Move right in with ultimate peace of mind! This home comes fully loaded with all the high-value updates, including a new hot water tank and a new garage door.