



GRASSROOTS
REALTY GROUP

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242 Tusslewood Grove NW
Calgary, Alberta

MLS # A2347154



\$869,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,472 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Front Drive, Insulated, Multiple Driveway		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 75
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)		
Inclusions:	Hot tub, Shed, Sprinkler System		

Welcome to this breathtaking family home offering nearly 3,600 sq. ft. of total living space on a massive 0.27-acre pie-shaped lot in the sought-after community of Tuscany. Pride of ownership shines throughout, starting with an impressive exposed aggregate driveway that fits up to six vehicles. Main Level & Living Spaces: Step into a grand entryway with 9 ft. ceilings, fresh modern paint, and custom tile flooring. The main floor features a light-filled home office/den with vaulted ceilings and oversized windows—ideal for remote work. At the heart of the home, the open-concept great room centers around a cozy gas fireplace, flowing seamlessly into the dining area and chef’s kitchen featuring: Newer quartz countertops and an oversized island; A convenient step-in pantry; Upper Level & Basement: Upstairs, the spacious primary suite offers stunning mountain views through a large picture window, a generous walk-in closet/dressing room, and a private ensuite. The fully finished basement expands your space with an exceptional entertainment area and two additional bedrooms, bringing the home total to 5 bedrooms and 3.5 bathrooms. Outdoor Space & Upgrades: The sprawling, professionally landscaped backyard provides a private retreat for outdoor living and hosting guests. Recent updates include a new hot water tank and a new garage door, offering complete peace of mind.