

# \$1,099,900 - 38 Tusslewood Drive Nw, Calgary

MLS® #A2219455

**\$1,099,900**

4 Bedroom, 3.00 Bathroom, 1,639 sqft

Residential on 0.01 Acres

Tuscany, Calgary, Alberta

Backing onto a ravine with breathtaking views and complete privacy, this stunning Tanglewood home combines upscale design with exceptional functionality. Step inside to soaring 10-ft ceilings on the main level and a bright, open-concept floor plan. Off the front entrance is a main floor den perfect for a home office or study space! The gourmet kitchen features stainless steel appliances, a large island with breakfast bar, walk-through pantry, and seamless flow to the dining nook and living room. The nook boasts large windows overlooking the ravine and access to the upper deck—perfect for entertaining or quiet mornings. The living room is anchored by a beautiful stone-surround fireplace, adding warmth and elegance to the space. The spacious primary bedroom overlooks the serene backyard and offers a luxurious 5-piece ensuite with soaker tub, standalone shower, double vanity, private water closet, and a walk-in closet. The main level laundry room adds everyday convenience, while the oversized garage with epoxy flooring is a standout feature for car enthusiasts or hobbyists. An additional bedroom and 4pc bathroom complete this main level. Head downstairs to the fully finished walkout basement with 9ft ceilings throughout, where in-floor heating ensures comfort year-round. The expansive family room opens to the lower patio, and the professionally landscaped backyard oasis features privacy trees, irrigation system, and stairs connecting the



patio and upper deck. The basement also includes two additional bedrooms, a 5-piece bathroom with double vanity, a dedicated theatre room, and a massive storage area with potential for a home gym or workshop. This meticulously maintained home offers both luxury and practicality in one of Tuscany's most sought-after enclaves. Enjoy the perfect balance of nature and neighborhood in a property that truly has it all.

Built in 2004

**Essential Information**

MLS® #	A2219455
Price	\$1,099,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,639
Acres	0.01
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	38 Tusslewood Drive Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2M6

**Amenities**

Amenities	Clubhouse, Picnic Area, Playground, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Walk-Out

### Exterior

Exterior Features Other

Lot Description Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, No Neighbours Behind, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Stucco

Foundation Poured Concrete

### Additional Information

Date Listed May 9th, 2025

Days on Market 2

Zoning R-CG

HOA Fees 298

HOA Fees Freq. ANN

### Listing Details

Listing Office RE/MAX First

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