

**7A Tusslewood Drive NW**  
**Calgary, Alberta**

**MLS # A2213635**



**\$879,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,331 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Environmental Reserve, Landscaped, Lawn,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Smoking Home		

**Inclusions:** TV mount in Bonus Room, alarm (not monitored)

Designed with elegance and comfort in mind, this stunning residence seamlessly blends modern sophistication with the serenity of nature. As you enter through the grand foyer, you're greeted by high ceilings, elegant hardwood floors throughout, a flex room expansive windows across their bay of this home, letting in abundance of natural light that fills the open-concept main floor. The spacious living area features a sleek fireplace and designer finishes. The heart of the home is a chef-inspired kitchen with custom cabinetry, granite countertops, a large centre island, stainless steel appliances, and a large walk-in pantry for added storage and convenience. Adjacent to the kitchen is a generous breakfast nook surrounded by massive windows looking out across the natural reserve and an oversized deck which is an ideal setting for outdoor entertaining or quiet mornings overlooking the tranquil treed green space behind the home. Upstairs, the layout is thoughtfully designed with three spacious bedrooms, including a luxurious primary suite offering a private retreat complete with a spa-like ensuite featuring an oversized vanity, a deep soaker tub, a glass-enclosed shower, and an expansive walk-in closet. A large bonus room provides flexible space for a media room, play area, or additional lounge, while a dedicated office is perfect for working from home in comfort and style. The professionally developed basement adds even more living space, ideal for a home gym, recreation area, or guest accommodations. Additional features include central air conditioning, designer lighting, upgraded millwork, smart home technology, and a double attached garage. Quick access to main transportation routes, city transit, top-rated schools, parks, bike paths and amenities, this remarkable property offers the ultimate blend of luxury, privacy, and convenience.