

# \$879,900 - 7a Tusslewood Drive Nw, Calgary

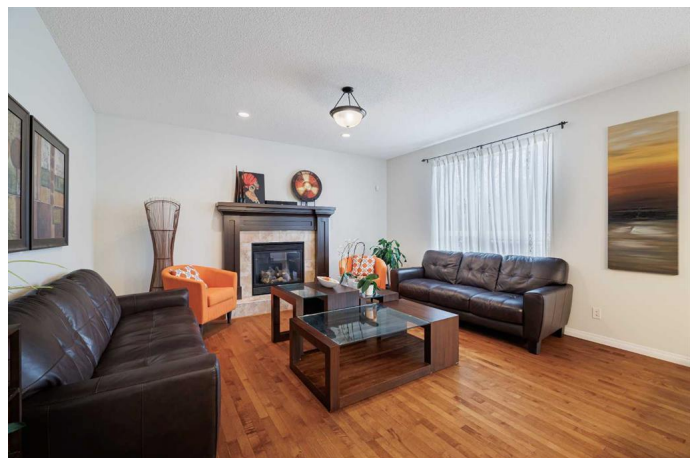
MLS® #A2213635

**\$879,900**

4 Bedroom, 4.00 Bathroom, 2,331 sqft  
Residential on 0.14 Acres

Tuscany, Calgary, Alberta

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.

Built in 2008

### **Essential Information**

MLS® #	A2213635
Price	\$879,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,331
Acres	0.14
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	7a Tusslewood Drive Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0B1

### **Amenities**

Amenities	Park, Playground, Recreation Facilities, Picnic Area
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features Granite Counters, High Ceilings, No Smoking Home

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Mantle, Tile

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Misting System

Lot Description Backs on to Park/Green Space, Landscaped, Lawn, Level, Environmental Reserve, Treed

Roof Asphalt Shingle

Construction Stone, Stucco

Foundation Poured Concrete

### Additional Information

Date Listed April 23rd, 2025

Days on Market 1

Zoning R-CG

HOA Fees 298

HOA Fees Freq. ANN

### Listing Details

Listing Office RE/MAX First

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