

# \$1,150,000 - 10 Tusslewood Heights Nw, Calgary

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MLS® #A2239402

**\$1,150,000**

5 Bedroom, 4.00 Bathroom, 2,419 sqft

Residential on 0.15 Acres

Tuscany, Calgary, Alberta

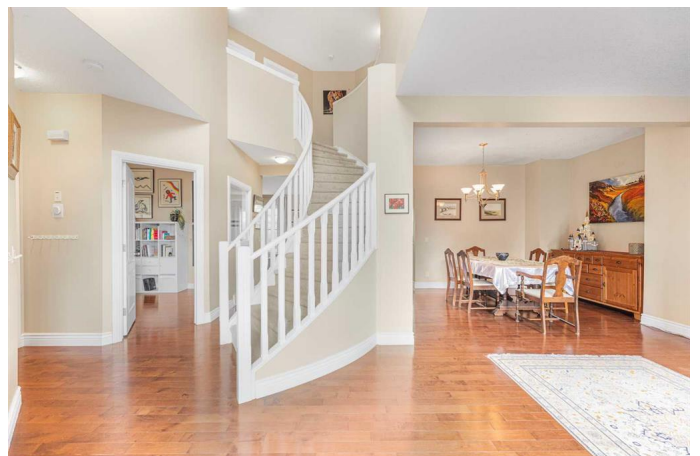
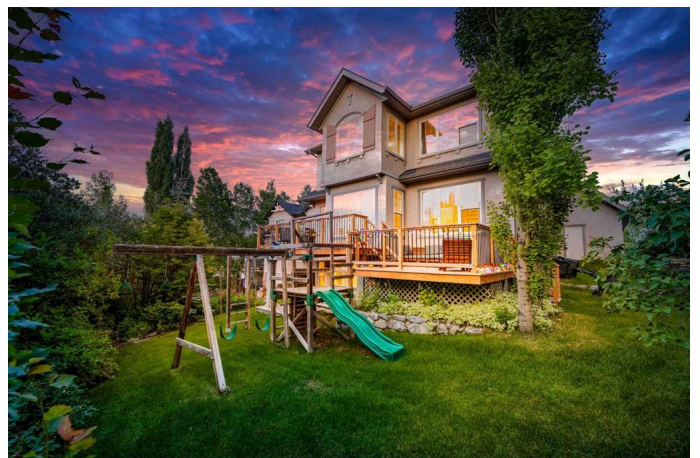
Welcome to this stunning five bedroom home nestled in the prestigious and highly sought-after community of Tanglewood in Tuscany. Over 3600 square feet, this beautiful home offers luxury living, featuring a private backyard oasis! Step inside to an open-concept main floor, showcasing rich hardwood flooring throughout, 9' ceilings, a tastefully designed kitchen with granite countertops and a corner pantry, a dedicated office space, dining area, and a sunlit breakfast nook, perfectly designed for both everyday living and entertaining. Upstairs, the massive primary suite offers a tranquil escape, complete with a custom-designed walk-in closet. Two additional generously sized bedrooms equipped with custom closets provide comfort and style for family or guests. The fully developed walkout basement adds even more space, featuring two more bedrooms, a full bathroom, and there is an ample storage room, updated hot water tank and two original furnaces. There is also a stylish recreation room that opens seamlessly to the private and beautifully landscaped backyard retreat. This home also includes all the amenities of the Tuscany Club, pathways and schools and could be your next home!

Built in 2003

## Essential Information

MLS® #

A2239402



|                |             |
|----------------|-------------|
| Price          | \$1,150,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,419       |
| Acres          | 0.15        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 10 Tusslewood Heights Nw |
| Subdivision | Tuscany                  |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3L2M6                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground, Park       |
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub |
| Appliances        | Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings   |
| Heating           | Forced Air, Natural Gas                                                                                                 |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Gas                                                                                                                     |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Finished, Full, Walk-Out                                                                                                |

**Exterior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Playground, Private Yard                                      |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Many Trees, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Stucco, Wood Frame                                                                  |
| Foundation        | Poured Concrete                                                                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 81              |
| Zoning         | R-CG            |
| HOA Fees       | 300             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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