

182 Tusslewood Drive NW
Calgary, Alberta

MLS # A2201797



\$665,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,400 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

This is the one you have been waiting for! Fully finished with over 2000 sq ft of developed space with 3 bedrooms and 3.5 bathrooms in a prime location, steps to the park and ravine trails. As you enter the property you are greeted by the new luxury vinyl plank flooring leading you into the open concept main floor. Spacious living room with tile faced corner fireplace with mantle. Kitchen with crisp white cabinetry, newer stainless-steel appliances, tile backsplash, corner pantry, and large island with raised bar ledge. Open to the dining area with sliding doors out to the fully fenced and maturely landscaped backyard with beautiful shrubs and perennials. Head upstairs to the primary bedroom with walk-in closet and updated 4-piece bathroom. Good sized 2nd and 3rd bedrooms with their own adjoining 4-piece bathroom complete the family friendly upper floor. Fully finished basement with plush carpeting leading you into the large family/rec room with another full 4-piece bathroom. All this located in the sought after neighborhood of Tuscany in the Tusslewood Estates area! Surrounded by all the amenities such as C-Train station, tons of shopping, highly rated schools, parks, ravine walking trails, and quick access to Stoney Trail and Highway 1 for quick escape to the mountains! This home shows 10/10 and is a must see!