

170 Tusslewood Drive NW
Calgary, Alberta

MLS # A2340971



\$599,900

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,373 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: N/A

An exceptional opportunity to own a detached home in one of NW Calgary's most sought after communities. Welcome to 170 Tusslewood Drive NW, a beautifully maintained home with a new roof and hot water tank offering over 1,370 sq. ft. of bright, functional living space, a front attached garage, and an unbeatable location in the heart of Tuscany. The open concept main floor is filled with natural light, creating a welcoming atmosphere. The kitchen features an island, corner pantry, and ample cabinet and counter space while overlooking the dining and living areas, creating an open and connected feel throughout the home. Anchored by a cozy gas fireplace, the spacious living room flows seamlessly into the dining area. Just off the dining space, the large back deck overlooks the private backyard with plenty of green space, offering the perfect place to unwind. Main floor laundry and a convenient powder room complete the main level. Upstairs, the spacious primary bedroom features a walk in closet and private ensuite, while two additional bedrooms and a full bathroom provide flexibility for families, guests, or a home office. The undeveloped basement offers excellent storage or flex space, with the opportunity to create additional living space while adding long term value to the home. Renowned for its extensive pathway network, parks, playgrounds, and year round amenities, Tuscany offers a lifestyle that's hard to beat. With excellent schools nearby, the Tuscany Club, easy access to Crowchild Trail, Stoney Trail, the Tuscany C Train Station, and everyday conveniences at Tuscany Market, everything you need is within easy reach. Whether you're commuting downtown during the week or heading west to the Rocky Mountains for the weekend, this location offers the perfect balance of convenience, outdoor recreation, and community. Freshly painted, professionally

cleaned, and move in ready, this beautifully maintained home is ready to welcome its next owners!