

**81 Tusslewood Drive NW  
Calgary, Alberta****MLS # A2228155****\$799,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,857 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	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, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data		

**Inclusions:** N/A

Welcome to Tusslewood in Tuscany &mdash; where luxury, comfort, and natural beauty meet. Nestled in the prestigious northwest community of Tusslewood, this beautiful, fully developed home is ideal for any family. Professionally finished inside and out, it offers over 2,600 sq. ft. of living space, a spacious layout, and thoughtful upgrades throughout. The stunning backyard is fully landscaped with mature trees, a large deck, and a fenced yard &mdash; perfect for relaxing or entertaining. Step inside to a warm and inviting interior featuring 9' ceilings, bamboo hardwood and tile flooring, and a cozy gas fireplace. The open-concept main floor is flooded with natural light and showcases a well-appointed kitchen with maple cabinetry, upgraded finishes, a tiled backsplash, and a breakfast bar. The adjacent dining area opens to the sunny, south-facing backyard through a large patio slider &mdash; perfect for summer BBQs. Also on the main floor, you'll find a generous walk-in pantry, a stylish 2-piece powder room, and an oversized laundry room for added convenience. Upstairs, the expansive bonus room above the attached double garage offers vaulted ceilings and ample space for relaxation or entertainment. The primary suite is a private retreat, complete with a spa-like 4-piece ensuite featuring a soaker tub, and a large walk-in closet. Two additional bedrooms and a full 4-piece bath complete the upper level. The professionally developed basement extends the living space with a large rec/media room, a fourth bedroom, a 3-piece bathroom, and a dedicated office or wine room. A spacious utility room provides additional storage, ensuring everything has its place. Additional upgrades include: New roof (August 2020) with premium 30-year shingles New hot water tank (May 2021) New garage door (January 2025) Central vacuum, alarm system, CAT-5

wiring throughout, oak blinds, and more. The oversized, fully finished garage is a standout feature, complete with a workbench and over 120 cubic feet of built-in professional cabinetry — ideal for any handyman or extra storage needs. Residents of this exceptional home also enjoy full access to the Tuscan Club, which offers a splash park, tennis courts, fitness facilities, and year-round community events. The surrounding area boasts parks, playgrounds, walking trails, and scenic views of nearby forests, hills, and valleys. This custom two-storey Craftsman home by AVI is truly a must-see — combining elegance, comfort, and functionality in one of Calgary's most sought-after neighborhoods.