

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

MLS® #A2213635

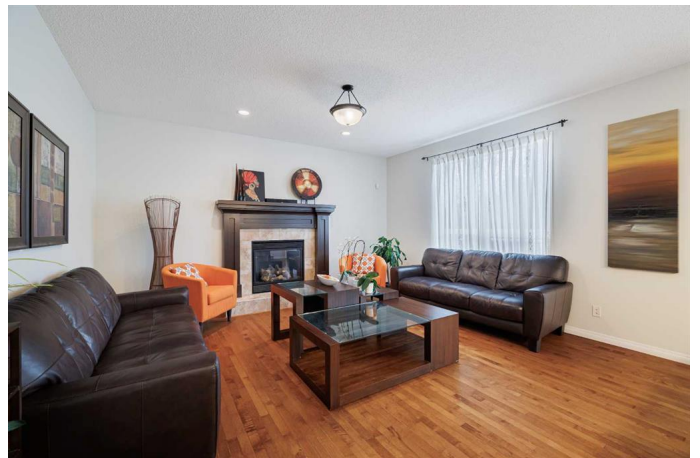
**\$879,900**

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 2  
Zoning R-CG  
HOA Fees 298  
HOA Fees Freq. ANN

## Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.