

# \$1,649,000 - 113 Tusslewood Heights Nw, Calgary

MLS® #A2229105

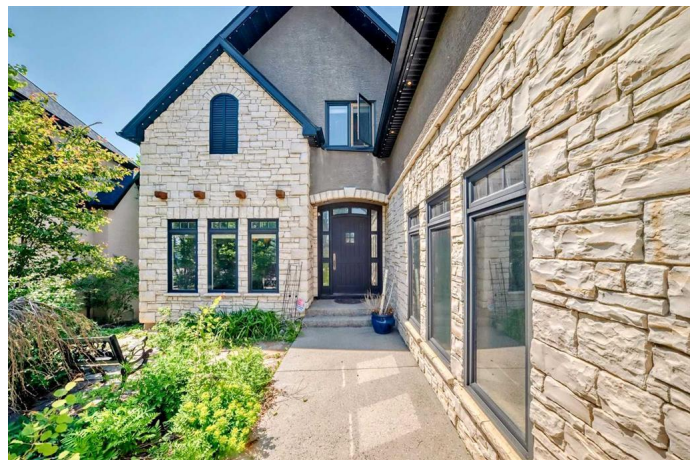
**\$1,649,000**

5 Bedroom, 4.00 Bathroom, 3,605 sqft

Residential on 0.17 Acres

Tuscany, Calgary, Alberta

Discover timeless elegance and unparalleled privacy in this meticulously maintained executive estate, set on one of Tuscany's largest pie-shaped lots in the prestigious enclave. Backing directly onto a serene environmental reserve, this remarkable residence offers over 5,300 sq ft of exquisitely developed living space, blending refined luxury with the tranquility of nature. Mature aspens, lush landscaping, and expansive southwest views create a peaceful woodland setting, ideal for both relaxation and entertaining. Inside, thoughtful architectural details and premium finishes define every room—from the grand vaulted ceilings in the primary retreat to the rich African Wenge hardwood and honed slate inlay floors throughout. The heart of the home is a chef-inspired kitchen complete with professional-grade appliances, a spacious butler's pantry, and seamless flow to formal and casual dining areas. Designed for a lifestyle of comfort and sophistication, the home features a full walkout basement with a climate-controlled wine cellar, wet bar, home theatre, fitness space, and artist's studio. Additional highlights include a heated double garage, dual A/C units, smart home wiring, and a private southwest-facing yard offering year-round mountain vistas. Nestled on a quiet cul-de-sac, just minutes from Tuscany's top schools, shopping, and LRT access, this is a rare opportunity to own a property that embodies the very best of city convenience and country serenity. Book



your private tour today.

Built in 2004

### Essential Information

MLS® #	A2229105
Price	\$1,649,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,605
Acres	0.17
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	113 Tusslewood Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2M7

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Washer, Window Coverings
Heating	Boiler, In Floor, Fireplace(s), Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	298
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Grand Realty
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