

# \$1,249,500 - 85 Tusslewood Heights Nw, Calgary

---

MLS® #A2256182

**\$1,249,500**

4 Bedroom, 3.00 Bathroom, 2,678 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

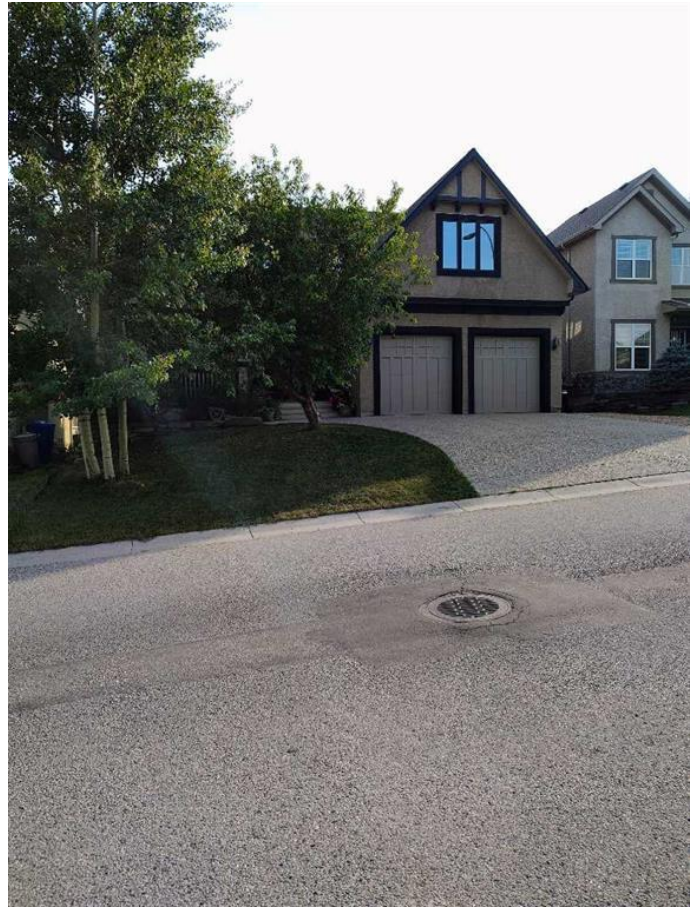
**\*\*Charming Arts and Crafts Home in a Serene Cul-de-Sac â€” Your Dream Awaits!\*\***

Welcome to your new sanctuary! Nestled in a peaceful cul-de-sac and across from a splendid playground, this stunning 2-storey Arts and Crafts home seamlessly blends timeless elegance with modern living. With its open floor plan and exquisite custom oak finishes, this property is perfect for families looking for both style and comfort.

As you step inside, you are greeted by the warmth of natural light cascading through large windows, highlighting the beautiful hardwood floors that flow throughout the main level. The spacious living area invites gatherings and memorable moments with family and friends, while the adjoining dining space offers a perfect setting for entertaining.

The heart of the home, the gourmet kitchen, boasts ample counter space, modern appliances, and custom cabinetry, making it a culinary haven for aspiring chefs. Beyond the kitchen, youâ€™ll find a main floor office, ideal for remote work or study, providing a quiet retreat for productivity.

Ascend the staircase to discover four generously sized bedrooms, each exuding charm and comfort. The master suite is a true oasis, featuring a luxurious 5-piece ensuite that promises relaxation with its elegant



fixtures and ample space. Wake up to stunning views every morning and enjoy your private escape.

But thatâ€™s not all! Step outside to a gorgeous yard that is perfect for outdoor gatherings, kidsâ€™ playtime, or simply soaking in the sun. The walkout basement, with its potential for customization, is ready for your personal touch, whether it be a rec room, home gym, or additional living space.

This home not only offers comfort and style but also the benefit of central air conditioning for those warm summer days, ensuring your home remains a cool refuge. With the added bonus of being the original owner, the pride and care taken in maintaining this home is evident.

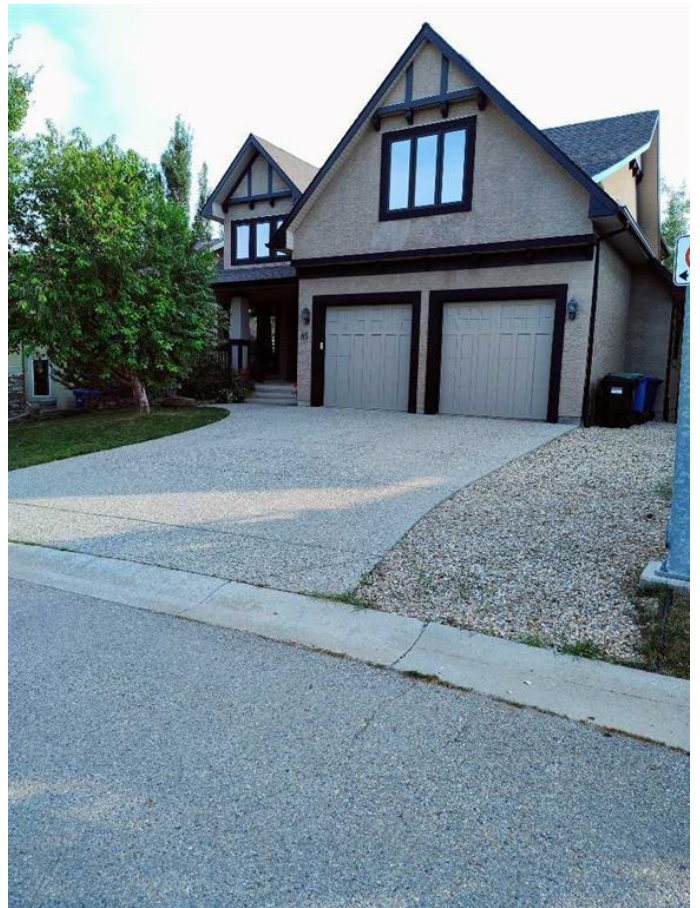
Don't miss this rare opportunity to own a piece of serenity in a prime location. Experience the perfect blend of nature and community, all while being just a stoneâ€™s throw from the local playground and other amenities. Schedule your private showing with your favourite Realtor today and step into your future in this beautiful, inviting home!

**\*\*Your dream home is just one visit away!\*\***

Built in 2001

### Essential Information

MLS® #	A2256182
Price	\$1,249,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,678
Acres	0.00



Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	85 Tusslewood Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3l 2m7

### Amenities

Amenities	Park
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Central Vacuum, Natural Woodwork
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Gas Stove
Heating	Forced Air, In Floor Roughed-In
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Greenbelt, See Remarks
Roof	Asphalt

Construction	Concrete, Stucco, Wood Frame, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 11th, 2025
Days on Market	10
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

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.