

\$665,000 - 182 Tusslewood Drive Nw, Calgary

MLS® #A2201797

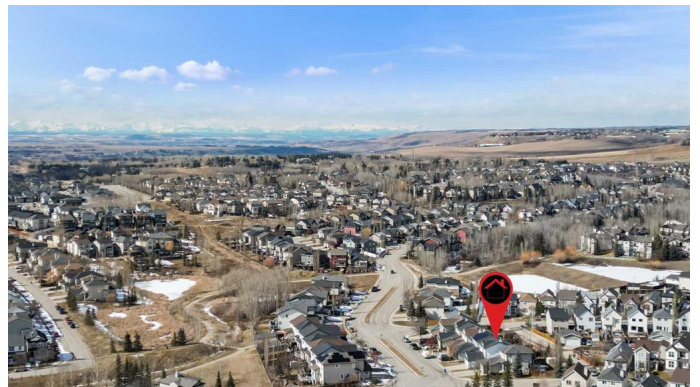
\$665,000

3 Bedroom, 4.00 Bathroom, 1,400 sqft
Residential on 0.09 Acres

Tuscany, Calgary, Alberta

This is the one you have been waiting for! Fully finished with over 2000 sq ft of developed space with 3 bedrooms and 3.5 bathrooms in a prime location, steps to the park and ravine trails. As you enter the property you are greeted by the new luxury vinyl plank flooring leading you into the open concept main floor. Spacious living room with tile faced corner fireplace with mantle. Kitchen with crisp white cabinetry, newer stainless-steel appliances, tile backsplash, corner pantry, and large island with raised bar ledge. Open to the dining area with sliding doors out to the fully fenced and maturely landscaped backyard with beautiful shrubs and perennials. Head upstairs to the primary bedroom with walk-in closet and updated 4-piece bathroom. Good sized 2nd and 3rd bedrooms with their own adjoining 4-piece bathroom complete the family friendly upper floor. Fully finished basement with plush carpeting leading you into the large family/rec room with another full 4-piece bathroom. All this located in the sought after neighborhood of Tuscany in the Tusslewood Estates area! Surrounded by all the amenities such as C-Train station, tons of shopping, highly rated schools, parks, ravine walking trails, and quick access to Stoney Trail and Highway 1 for quick escape to the mountains! This home shows 10/10 and is a must see!

Built in 2002



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2201797 |
| Price | \$665,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,400 |
| Acres | 0.09 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 182 Tusslewood Drive Nw |
| Subdivision | Tuscany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3L 2N1 |

Amenities

| | |
|----------------|--|
| Amenities | Clubhouse, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room, Outdoor Pool |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |

| | |
|--------------|----------------|
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 20th, 2025 |
| Days on Market | 15 |
| Zoning | DC |
| HOA Fees | 298 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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