

# \$799,000 - 81 Tusslewood Drive Nw, Calgary

---

MLS® #A2228155

**\$799,000**

4 Bedroom, 4.00 Bathroom, 1,857 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

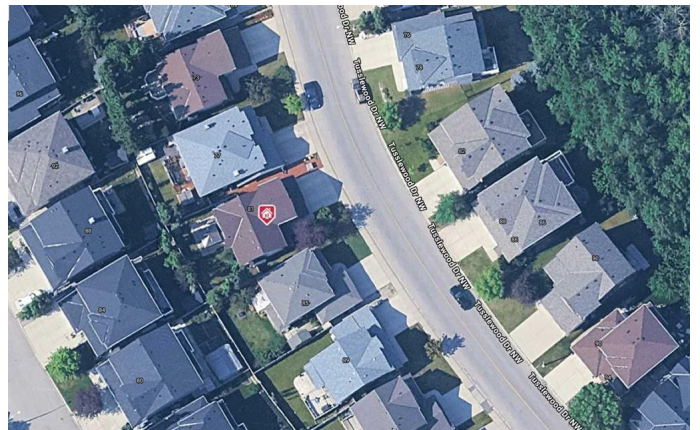
Welcome to Tusslewood in Tuscany â€” where luxury, comfort, and natural beauty meet.

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 â€” 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 â€” perfect for summer BBQs.

Also on the main floor, youâ€™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 Tuscany 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.

Built in 2003

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2228155    |
| Price          | \$799,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,857       |
| Acres          | 0.09        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 81 Tusslewood Drive Nw |
| Subdivision | Tuscany                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3L 2R7                |

## Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Other, Playground, Recreation Facilities |
| Parking Spaces | 4                                        |
| Parking        | Double Garage Attached                   |
| # of Garages   | 2                                        |

## Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s), Central Vacuum, Wired for Data |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Garburator                            |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | Other                                                                                                    |
| Fireplace         | Yes                                                                                                      |



|                 |                  |
|-----------------|------------------|
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Has Basement    | Yes              |
| Basement        | Finished, Full   |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Private Yard                                                |
| Lot Description   | Back Yard, Front Yard, Landscaped, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                             |
| Construction      | Stone, Vinyl Siding, Wood Frame                             |
| Foundation        | Poured Concrete                                             |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 85             |
| Zoning         | R-CG           |
| HOA Fees       | 307            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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.