

# \$949,800 - 138 Tusslewood Terrace Nw, Calgary

MLS® #A2207541

**\$949,800**

4 Bedroom, 4.00 Bathroom, 2,157 sqft  
Residential on 0.16 Acres

Tuscany, Calgary, Alberta

This completely renovated 4-bedroom, 4-bathroom walkout home is situated in one of the most desirable areas of the prestigious Tuscany community. Every inch of the interior has been transformed with high-end finishes—this home truly must be seen to be appreciated. Key features include: 12-kilowatt rooftop solar system that feeds power back to the grid for utility credits, an electric vehicle charger capable of fully charging your EV overnight, a heated & insulated double garage plus an oversized driveway—perfect for an RV. Upon entry, you’ll be immediately impressed by the abundance of natural light that fills the home. The main floor features a spacious flex room at the entrance, leading to an outstanding open-concept kitchen, dining, and living area. A large deck extends off the kitchen, complete with stairs leading down to the beautifully landscaped backyard. The upper level boasts two generously sized bedrooms, a bonus room, and a breathtaking primary suite featuring twin sinks, a luxurious shower, and a soaking tub. Don’t miss the custom built-ins in the walk-in closet! The walkout basement is a showstopper, featuring soaring ceilings and massive windows that flood the space with light. With its own entrance, this level is ideal for a rental suite or an in-law space (City permit recommended for secondary suite approval). The sellers are willing to part with the majority of their furnishings so please let us know if you are in the market for some furniture and let’s see is



we can make it happen. This home offers an unparalleled combination of modern luxury, energy efficiency, and thoughtful design. Book your showing today!

Built in 2004

### Essential Information

MLS® #	A2207541
Price	\$949,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,157
Acres	0.16
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	138 Tusslewood Terrace Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2W4

### Amenities

Amenities	Community Gardens, Party Room, Playground, Racquet Courts, Recreation Facilities, Clubhouse, Outdoor Pool
Parking Spaces	6
Parking	Double Garage Attached, Heated Garage, RV Access/Parking, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Cul-De-Sac, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 1st, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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