

**138 Tusslewood Terrace NW**  
**Calgary, Alberta**

**MLS # A2207541**



**\$949,800**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,157 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, In Garage Electric Vehicle Charging		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, See Remarks		

**Inclusions:** Basement Fridge, Basement Microwave, Garage Heater, Solar Energy System, Electric Vehicle Charging System, Nearly All Furniture is negotiable and to be determined by the Purchase Contract

OVER \$300,000 INVESTED IN THIS STUNNING RENOVATION! 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&mdash;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&mdash;perfect for an RV. Upon entry, you&rsquo;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&rsquo;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 if we can make it happen. This home offers an unparalleled combination of modern luxury, energy efficiency, and thoughtful design. Book your showing today!