226 Tusslewood Terrace NW

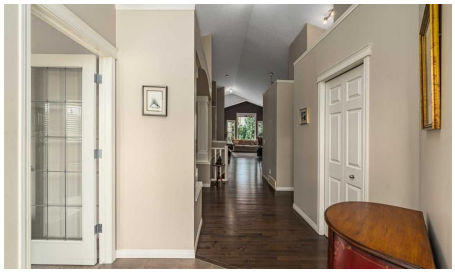
Calgary | Active | MLS® A2351485

$839,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2005**	**1,617 sq. ft.**

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Listed by Real Broker

A closer look

Welcome to this spacious bungalow in the sought-after community of Tuscany, offering over 1,600 SQFT on the main floor. Its thoughtful layout provides plenty of room for everyday living, entertaining and visiting family and friends. The home is bright and welcoming, with vaulted ceilings, an open kitchen, breakfast nook and living room centred around a cozy fireplace. A separate formal dining room provides the perfect space for dinners and entertaining, while the dedicated office offers a quiet place to work, read or take care of the day-to-day. The spacious primary bedroom is privately situated on the main floor and features a walk-in closet and ensuite with a relaxing soaker tub and separate stand-up shower. A laundry area and convenient half bath complete the main level. The fully developed basement adds an impressive amount of additional living space. The large recreation and living area features a second fireplace and bar, creating a comfortable space for movie nights, entertaining or simply relaxing. Two good-sized bedrooms and a full bathroom provide excellent space for overnight guests or family. The oversized utility room offers an exceptional amount of storage, with plenty of additional space for a workbench, hobbies or projects. Outside, the low-maintenance backyard lets you enjoy your outdoor space without spending your weekends maintaining it. The home also offers the added benefit of a new furnace, hot water tank and central air conditioning, all replaced in 2025. And then there is the location. Tuscany is one of northwest Calgary's most loved communities, known for its beautiful pathway system and green spaces. Enjoy morning walks or an evening stroll through the neighbourhood, with shopping, restaurants, everyday services and the Tuscany CTrain all conveniently close by. The community centre offers even more ways to enjoy the neighbourhood, with a variety of recreational activities and amenities, including pickleball and tennis. If you're looking for the comfort and convenience of bungalow living without giving up space for entertaining, guests and storage, this home offers a wonderful combination of space, function and location in the beautiful community of Tuscany. Please see the 3D tour and Video.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351485
Bedrooms	3
Bathrooms	3
Year Built	2005
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,617 sq. ft.
Main Level Finished Area:	1,617 sq. ft.
Below Grade Finished Area:	1,480 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,683 sq. ft.
Lot Frontage:	15'1"
Front Exposure:	East
Levels:	One
Total Rooms Above Grade:	6
Year built:	2005 (Age: 21)
Bedrooms:	3 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0213566
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Linoleum
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Electric, Family Room, Gas, Living Room, Mantle, Stone
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Faces Front
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
HOA Fee:	$313.76
City Quadrant:	Northwest
Community:	Tuscany
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Inclusions:	Garage Refrigerator, Garage Freezer, Shed, Stair Lifts
Restrictions:	Utility Right Of Way
Main Floor	Foyer · 9'4" × 7'11" ·
Main Floor	Kitchen · 14'7" × 13'5" ·
Main Floor	Pantry · 7'3" × 5'8" ·
Main Floor	Dining Room · 13' × 9'11" ·
Main Floor	Breakfast Nook · 8'9" × 7' ·

Main Floor	Living Room · 16'9" × 14'11" ·
Main Floor	Laundry · 9'3" × 8'9" ·
Main Floor	Office · 11'5" × 9'11" ·
Main Floor	Bedroom - Primary · 13'11" × 12'7" ·
Main Floor	Walk-In Closet · 8'1" × 4'10" ·
Basement	Bedroom · 12'9" × 11' ·
Basement	Bedroom · 12'8" × 11'3" ·
Basement	Game Room · 30'7" × 14'5" ·
Basement	Other · 9'1" × 8'3" ·
Basement	Furnace/Utility Room · 10'10" × 8'2" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bar, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Patio
Lot Features:	Landscaped, Low Maintenance Landscape, No Back Lane
Num. of Parcels:	0
Outbuildings:	Shed
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/226-tusslewood-terrace-nw-calgary-a2351485/

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