

25 TUSCANY SUMMIT TERRACE NW

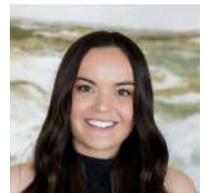


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THE MCKELVIE GROUP

CALGARY & AREA | REAL ESTATE

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Real Broker

25 TUSCANY SUMMIT TERRACE NW

Nestled on a quiet cul-de-sac in Tuscany, this family home backs onto a peaceful pathway and looks out across a stream lined forest to the front, a setting made for both quiet mornings and lively gatherings. From the moment you step through the front door, you can feel the care that's gone into this home, with freshly painted walls and thoughtful upkeep throughout. The main floor has been the heart of countless memories. Imagine hockey parties spilling from the kitchen to the living room, laughter around the three-sided gas fireplace, and summer evenings in the south-facing backyard gathered around the firepit long after dinner is done. Large windows bring in natural light throughout the day, creating warm and inviting spaces. The walk-through pantry and main-floor laundry, and office, keep everyday life quietly organized behind the scenes, while the convenient toe-kick central vacuum in the kitchen helps make quick cleanups effortless. The thoughtful layout of this home, allows each moment to flow naturally from one space to the next. Upstairs, three generous bedrooms and a bright bonus room provide space for everyone to spread out. Whether it becomes a movie lounge, playroom, or a quiet place to unwind at the end of the day, the bonus room offers flexibility that growing families will appreciate, as our owners also have. The primary suite, with its walk-in closet, four-piece ensuite, and morning light that floods the room, is the perfect retreat after a busy day. The additional bedrooms are well-sized and ideal for kids, guests, or a home office. Descending to the lower level, you'll find a spacious family area perfect for movie nights, game days, or simply relaxing. There is also space for a home gym or hobby area, along with a comfortable fourth bedroom that works beautifully for guests or older children who want their own space. Thoughtfully updated for modern comfort, this home has seen several meaningful improvements, that we don't always see. In 2021, commercial-grade central air conditioning and a Honeywell WiFi smart thermostat were added. A professional radon mitigation system was installed for peace of mind, along with a newer hot water tank, water softener, humidifier, and a newer garage door with WiFi opener, all reflections of owners who have truly cared for every detail of their home. Set on a sunny south-facing backyard, the outdoor space is just as welcoming as the interior, with room for gardening, play, and evenings of entertainment. The pathway behind the home offers easy access for walks, bike rides, and connection with the surrounding community. This is Tuscany living at its best, where everyday life feels effortless, every gathering feels like home, and the Tuscany Club, top-rated schools, shopping, and the LRT are all just minutes away.

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25 Tuscany Summit Terrace NW Calgary, AB T3L 0B9

Residential

Active

A2297909

PD:

DOM: 0

LP: \$825,000.00

OP: \$825,000.00

Banner: **OPEN HOUSE: Saturday April 4th 12:00pm- 2:00pm**



Class:	Detached	City:	Calgary
County:	Calgary	Subdivision:	Tuscany
Type:	House	Ttl Beds:	4
Levels:	Two	F/H Bth:	3/1
Year Built:	2007	RMS SQFT:	2,080.65
LINC#:	0032099376	LP/SF:	\$396.51
Arch Style:	2 Storey	Suite:	No
# Illegal Suite:	0	# Legal Suite:	0
Possession:	30 Days / Neg	Lot Size:	4187 SF 388.98 SM
Lot Dim:		Lot Depth:	33.92 M 111.29'
Front Length:	12.66M 41' 6"	Lot:	23
Legal Desc:	0614543;90;23	Condo:	No
Legal Pln:	0614543	Blk:	90
Zoning:	R-CG	Tax Amt/Yr:	\$4,913.00/2025
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	NE
Restrict:	Restrictive Covenant, Utility Right Of Way		

Recent Change: **03/31/2026 : NEW**

Public Remarks: Nestled on a quiet cul-de-sac in Tuscany, this family home backs onto a peaceful pathway and looks out across a stream lined forest to the front, a setting made for both quiet mornings and lively gatherings. From the moment you step through the front door, you can feel the care that's gone into this home, with freshly painted walls and thoughtful upkeep throughout. The main floor has been the heart of countless memories. Imagine hockey parties spilling from the kitchen to the living room, laughter around the three-sided gas fireplace, and summer evenings in the south-facing backyard gathered around the firepit long after dinner is done. Large windows bring in natural light throughout the day, creating warm and inviting spaces. The walk-through pantry and main-floor laundry, and office, keep everyday life quietly organized behind the scenes, while the convenient toe-kick central vacuum in the kitchen helps make quick cleanups effortless. The thoughtful layout of this home, allows each moment to flow naturally from one space to the next. Upstairs, three generous bedrooms and a bright bonus room provide space for everyone to spread out. Whether it becomes a movie lounge, playroom, or a quiet place to unwind at the end of the day, the bonus room offers flexibility that growing families will appreciate, as our owners also have. The primary suite, with its walk-in closet, four-piece ensuite, and morning light that floods the room, is the perfect retreat after a busy day. The additional bedrooms are well-sized and ideal for kids, guests, or a home office. Descending to the lower level, you'll find a spacious family area perfect for movie nights, game days, or simply relaxing. There is also space for a home gym or hobby area, along with a comfortable fourth bedroom that works beautifully for guests or older children who want their own space. Thoughtfully updated for modern comfort, this home has seen several meaningful improvements, that we don't always see. In 2021, commercial-grade central air conditioning and a Honeywell WiFi smart thermostat were added. A professional radon mitigation system was installed for peace of mind, along with a newer hot water tank, water softener, humidifier, and a newer garage door with WiFi opener, all reflections of owners who have truly cared for every detail of their home. Set on a sunny south-facing backyard, the outdoor space is just as welcoming as the interior, with room for gardening, play, and evenings of entertainment. The pathway behind the home offers easy access for walks, bike rides, and connection with the surrounding community. This is Tuscany living at its best, where everyday life feels effortless, every gathering feels like home, and the Tuscany Club, top-rated schools, shopping, and the LRT are all just minutes away.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P		Main:	90.13	Mtr2	970.15	SqFt
Baths:	0	1	1	1	0	0	Bed Abv: 3	Blw Grade:	72.01	Mtr2	775.07	SqFt
EnSt Bth:	0	0	0	1	0	0	Rms Abv: 8	Total AG:	193.30	Mtr2	2,080.65	SqFt

Garage Dims (L x W): 19' 2" x 20' 5"

Property Information

Basement:	Full	Laundry Ft:	Main Level
Basement Dev:	Finished	Basement Ft:	Other
Heating:	Forced Air, Natural Gas	Cooling:	Central Air
Construction:	See Remarks, Vinyl Siding	Fireplaces:	2/Gas
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile, Hardwood, See Remarks
Exterior Feat:	Fire Pit, Other, Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Patio/Porch:	Patio, See Remarks
Reports:	Title		
Parking:	Double Garage Attached Total: 4		
Features:	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Laminate Counters, Pantry, See Remarks, Storage		
Comm Feature:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths		
Lot Features:	Back Yard, Backs on to Park/Green Space, Brush, Close to Clubhouse, Cul-De-Sac, Landscaped, No Neighbours Behind, Private, See Remarks		
HOA:	\$307.31/Annually		
HOA Include:	Amenities w/HOA		
Goods Include:	Garage remote controls(2), large desk in office, Radon mitigation system & components, honeywell thermostat, Small outdoor		
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings		

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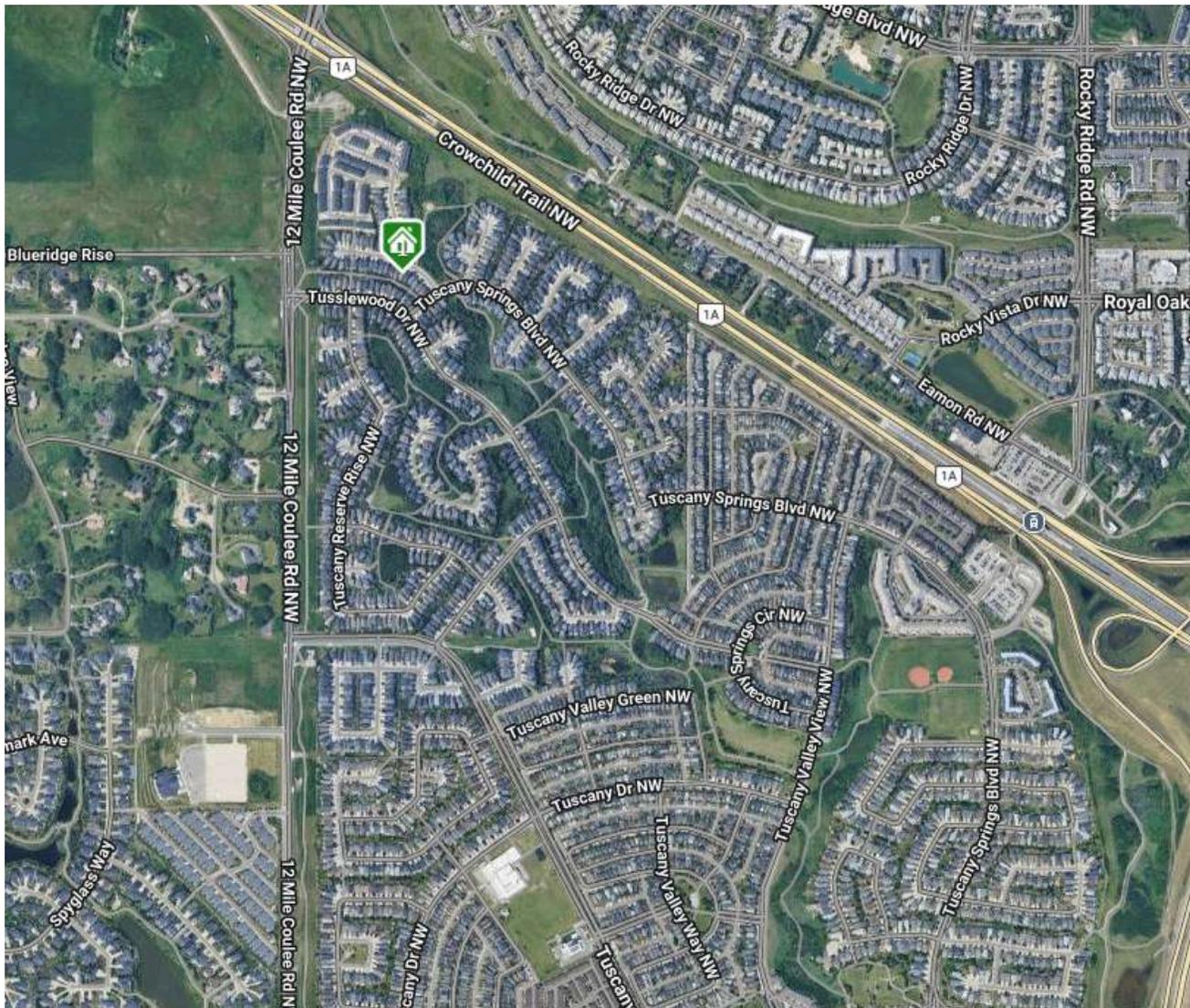
Other Equip: None
Goods Exclude: Storage boxes, Deep freeze in basement
Assoc Amen: Clubhouse

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Rooms

Type	Level	Dimensions		Type	Level	Dimensions	
2pc Bathroom	Main	5' 4" x 5' 0"	1.62M x 1.52M	Dining Room	Main	10' 0" x 11' 1"	3.05M x 3.38M
Kitchen	Main	11' 7" x 12' 8"	3.53M x 3.86M	Laundry	Main	5' 8" x 8' 4"	1.73M x 2.54M
Living Room	Main	16' 4" x 15' 7"	4.98M x 4.75M	Office	Main	9' 1" x 11' 5"	2.77M x 3.48M
4pc Bathroom	Upper	8' 5" x 5' 2"	2.57M x 1.58M	4pc Ensuite bath	Upper	12' 6" x 11' 11"	3.81M x 3.63M
Bedroom	Upper	10' 6" x 12' 1"	3.20M x 3.68M	Bedroom	Upper	10' 4" x 12' 4"	3.15M x 3.76M
Bonus Room	Upper	16' 4" x 12' 7"	4.98M x 3.83M	Bedroom - Primary	Upper	13' 1" x 14' 6"	3.99M x 4.42M
3pc Bathroom	BSMT	8' 6" x 4' 10"	2.59M x 1.47M	Bedroom	BSMT	8' 9" x 10' 11"	2.67M x 3.33M
Flex Space	BSMT	10' 9" x 7' 3"	3.28M x 2.21M	Game Room	BSMT	23' 8" x 14' 9"	7.21M x 4.50M
Furnace/Utility Roo	BSMT	10' 3" x 13' 2"	3.12M x 4.01M				



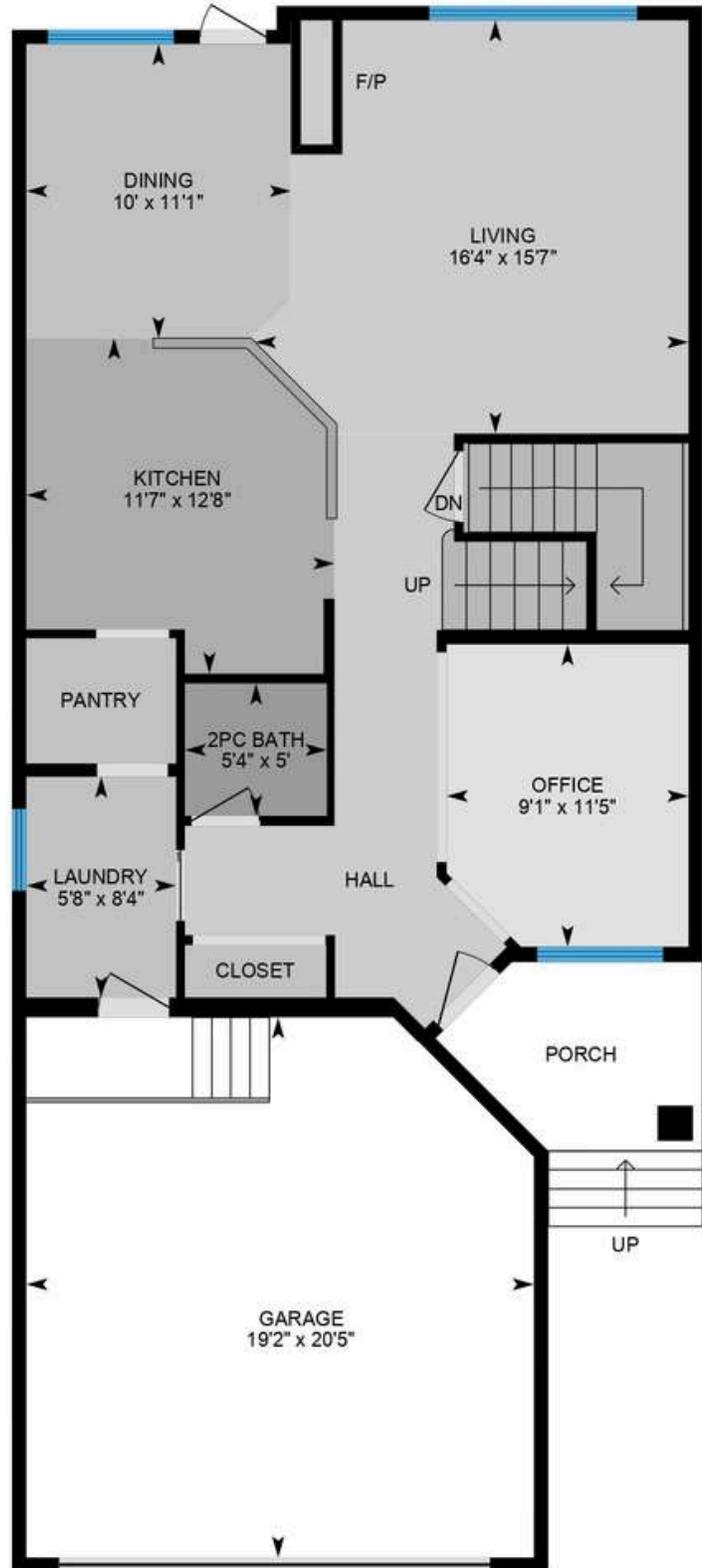
THE FLOOR PLAN

MAIN FLOOR:

EXTERIOR AREA:
970.15 SQ. FT.

INTERIOR AREA:
899.11 SQ. FT.

EXCLUDED AREA:
410.55 SQ. FT.



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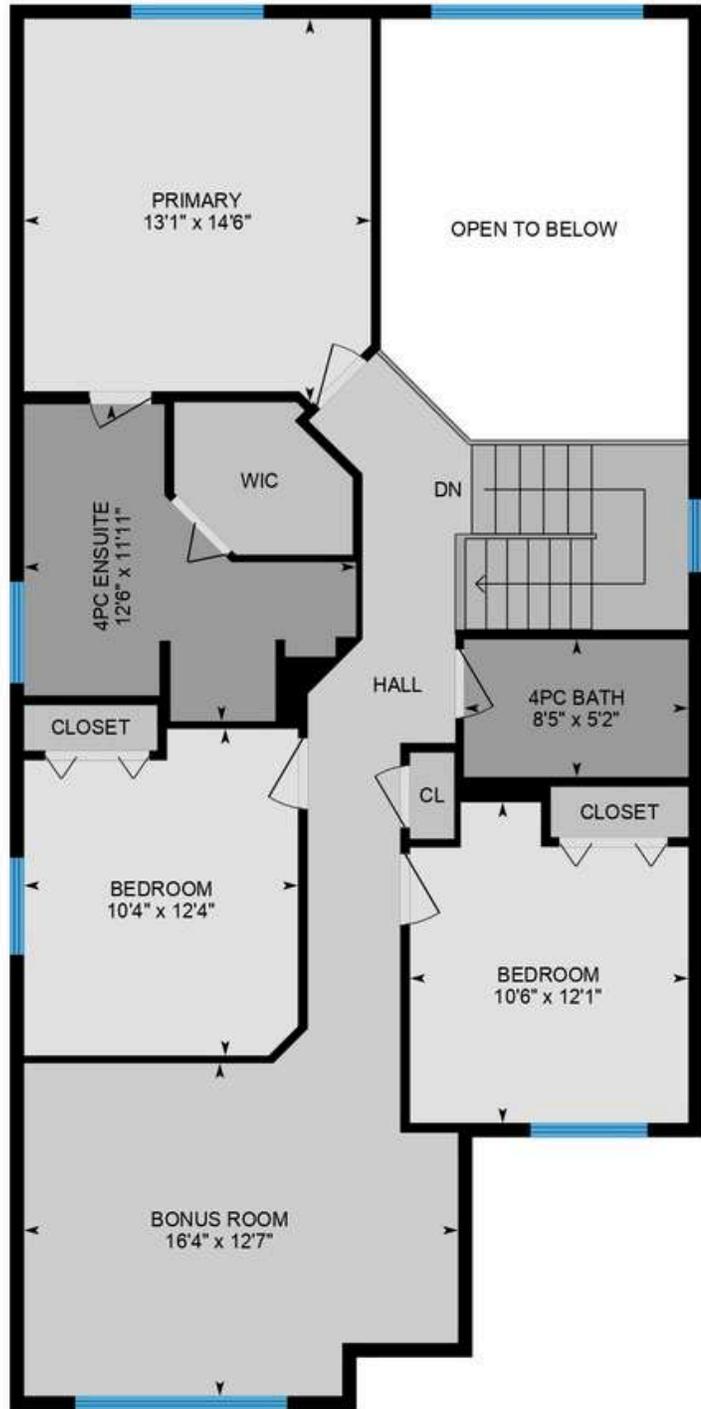
THE FLOOR PLAN

SECOND FLOOR:

EXTERIOR AREA:
1110.50 SQ. FT.

INTERIOR AREA:
1026.00 SQ. FT.

EXCLUDED AREA:
178.94 SQ. FT.



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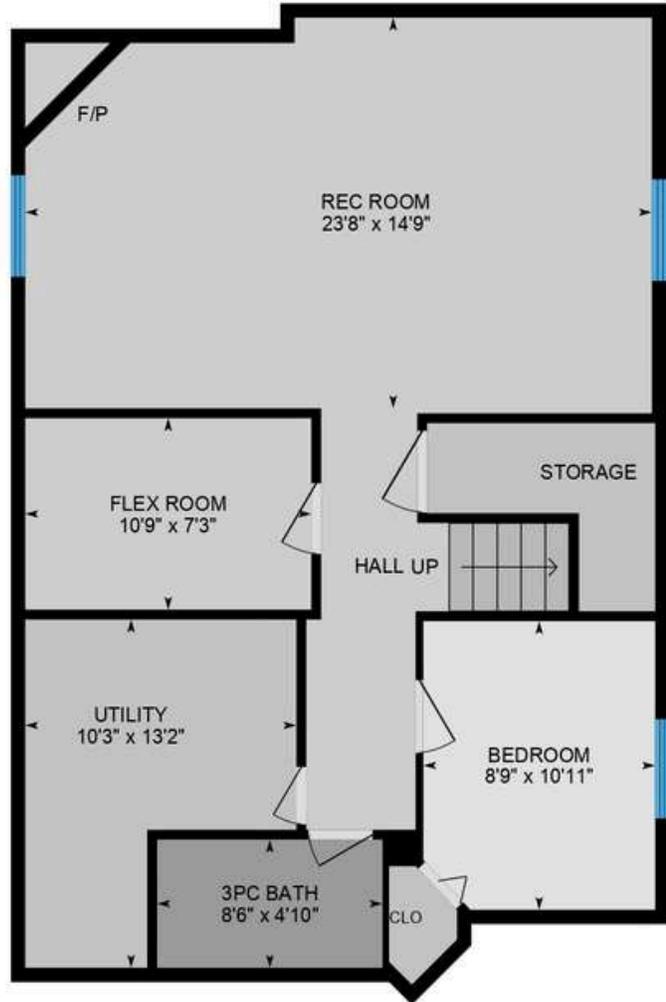
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THE FLOOR PLAN

BASEMENT (BELOW GRADE):

EXTERIOR AREA:
890.42 SQ. FT.

INTERIOR AREA:
824.56 SQ. FT.



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ROOM DIMENSIONS

Main Building

MAIN FLOOR

2pc Bath: 5'4" x 5'
Dining: 10' x 11'1"
Garage: 19'2" x 20'5"
Kitchen: 11'7" x 12'8"
Laundry: 5'8" x 8'4"
Living: 16'4" x 15'7"
Office: 9'1" x 11'5"

2ND FLOOR

4pc Bath: 8'5" x 5'2"
4pc Ensuite: 12'6" x 11'11"
Bedroom: 10'6" x 12'1"
Bedroom: 10'4" x 12'4"
Bonus Room: 16'4" x 12'7"
Primary: 13'1" x 14'6"

BASEMENT

3pc Bath: 8'6" x 4'10"
Bedroom: 8'9" x 10'11"
Flex Room: 10'9" x 7'3"
Rec Room: 23'8" x 14'9"
Utility: 10'3" x 13'2"

Main Building

MAIN FLOOR

Interior Area: 899.11 sq ft
Excluded Area: 410.55 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 970.15 sq ft

2ND FLOOR

Interior Area: 1026.00 sq ft
Excluded Area: 178.94 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1110.50 sq ft

BASEMENT (Below Grade)

Interior Area: 824.56 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 890.42 sq ft
Finished Area: 775.07 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1925.11 sq ft
Excluded Area: 589.49 sq ft
Exterior Area: 2080.65 sq ft

Total Area (Above & Below Grade), Main Building

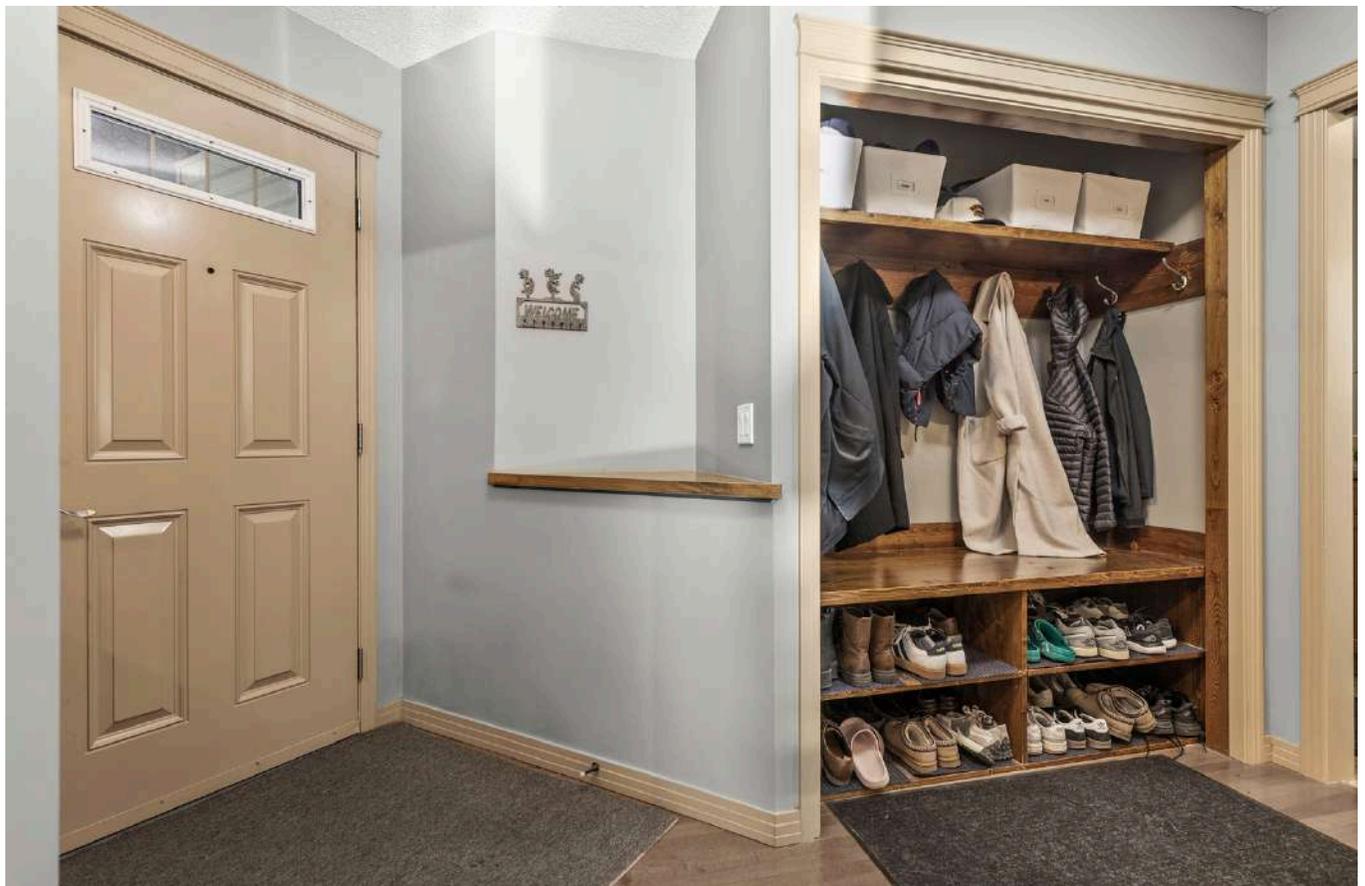
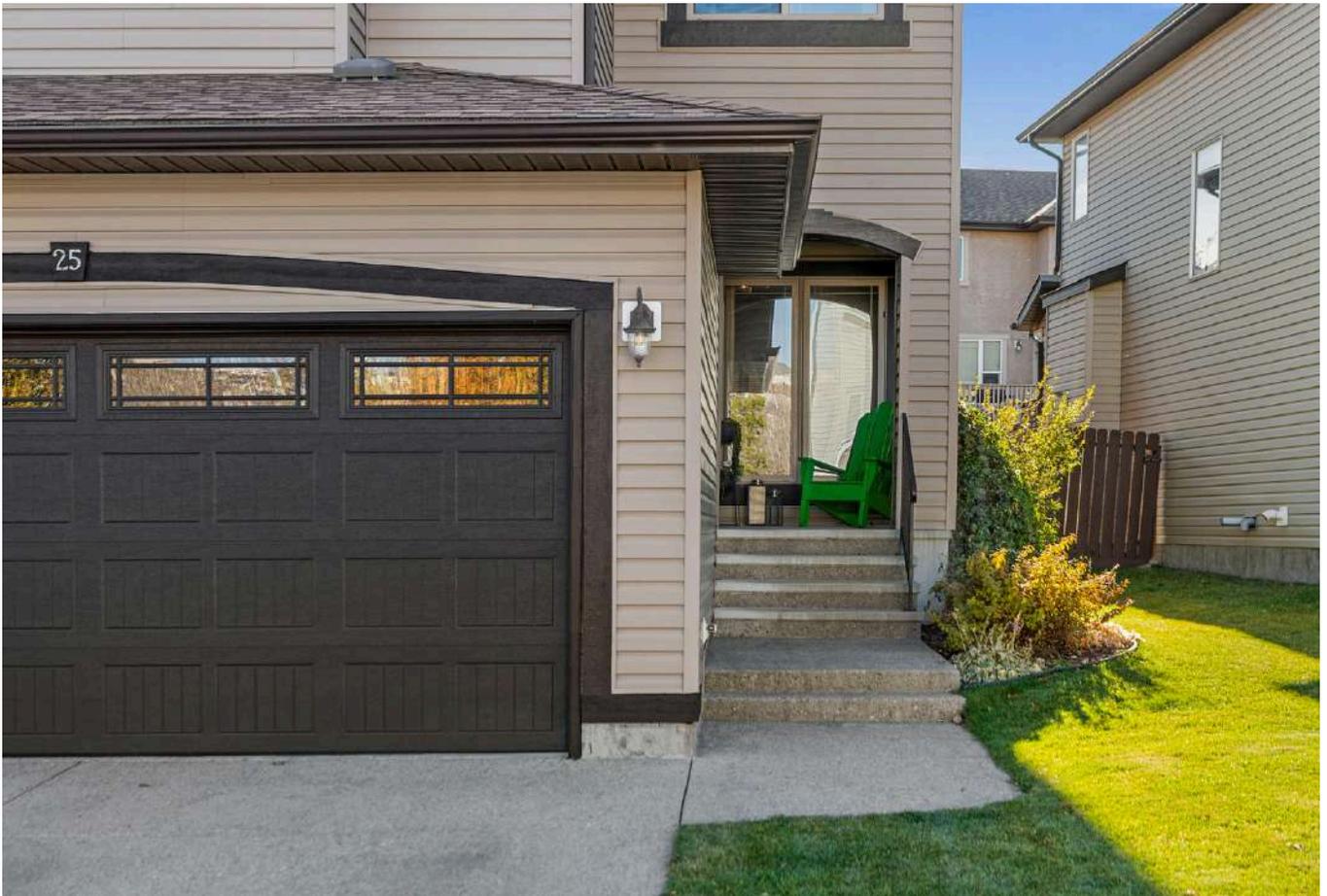
Interior Area: 2749.67 sq ft
Finished Area (Below Grade): 775.07 sq ft

ROOM MEASUREMENTS

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

FLOOR AREA INFORMATION

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

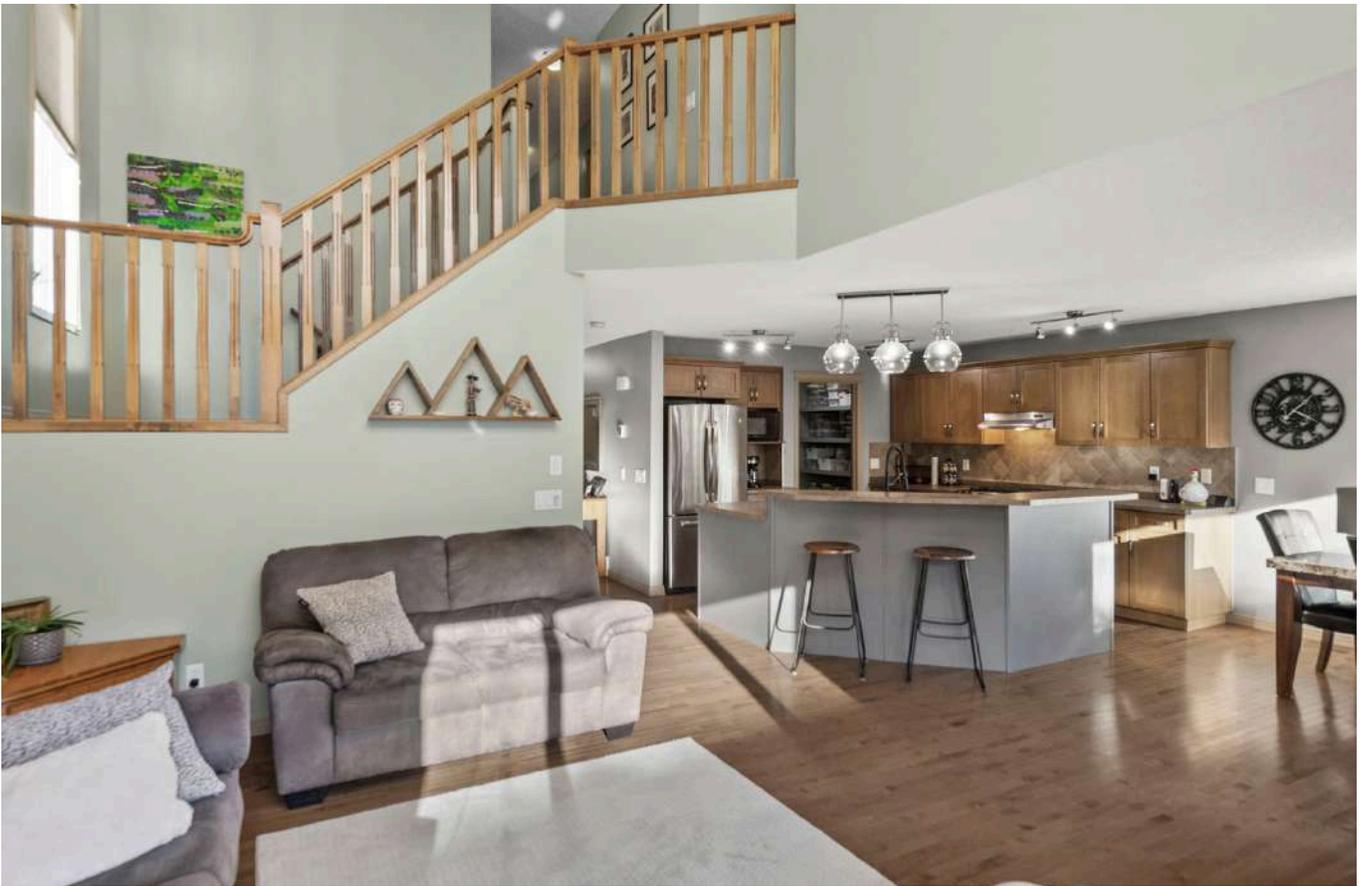






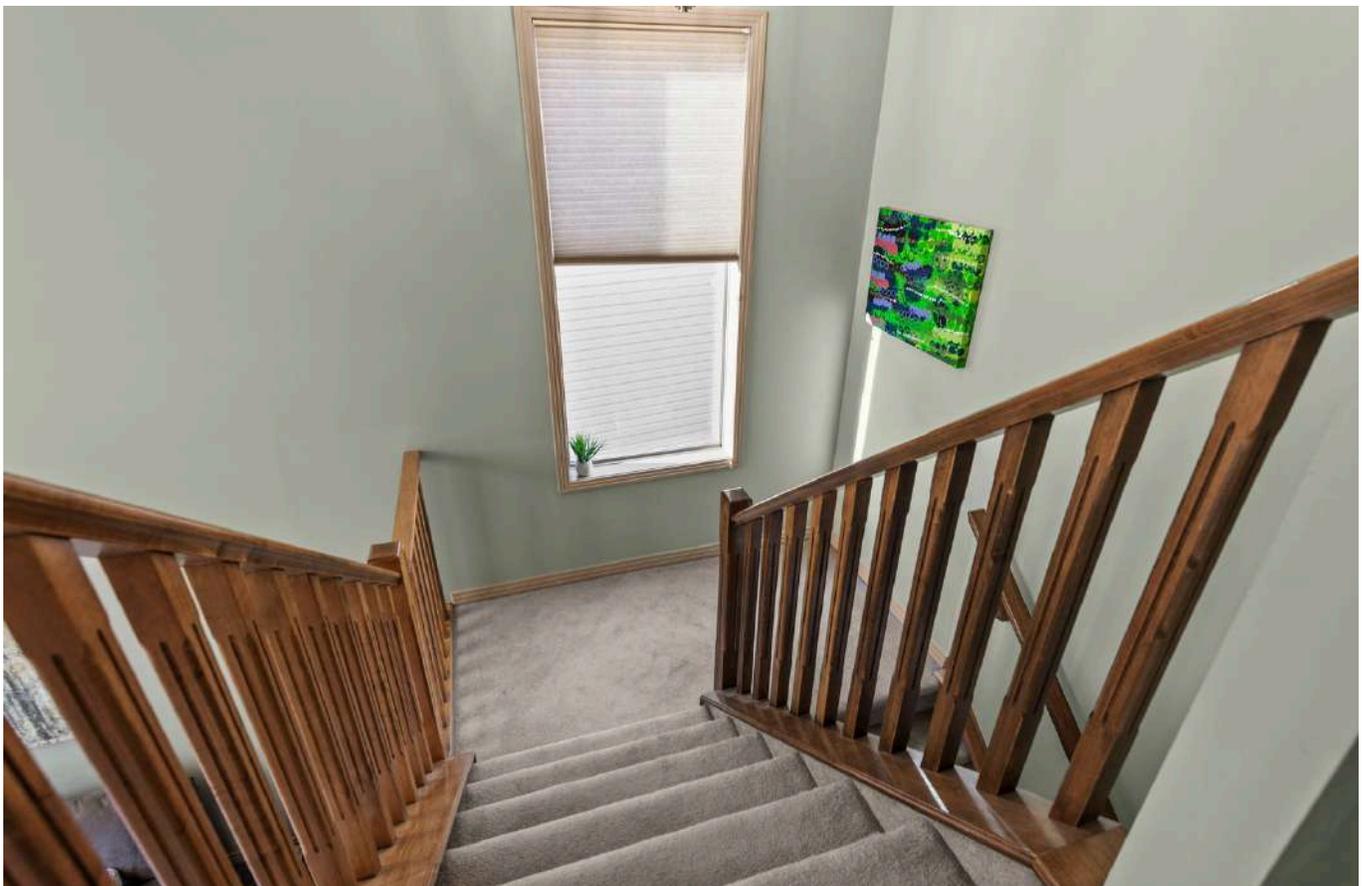


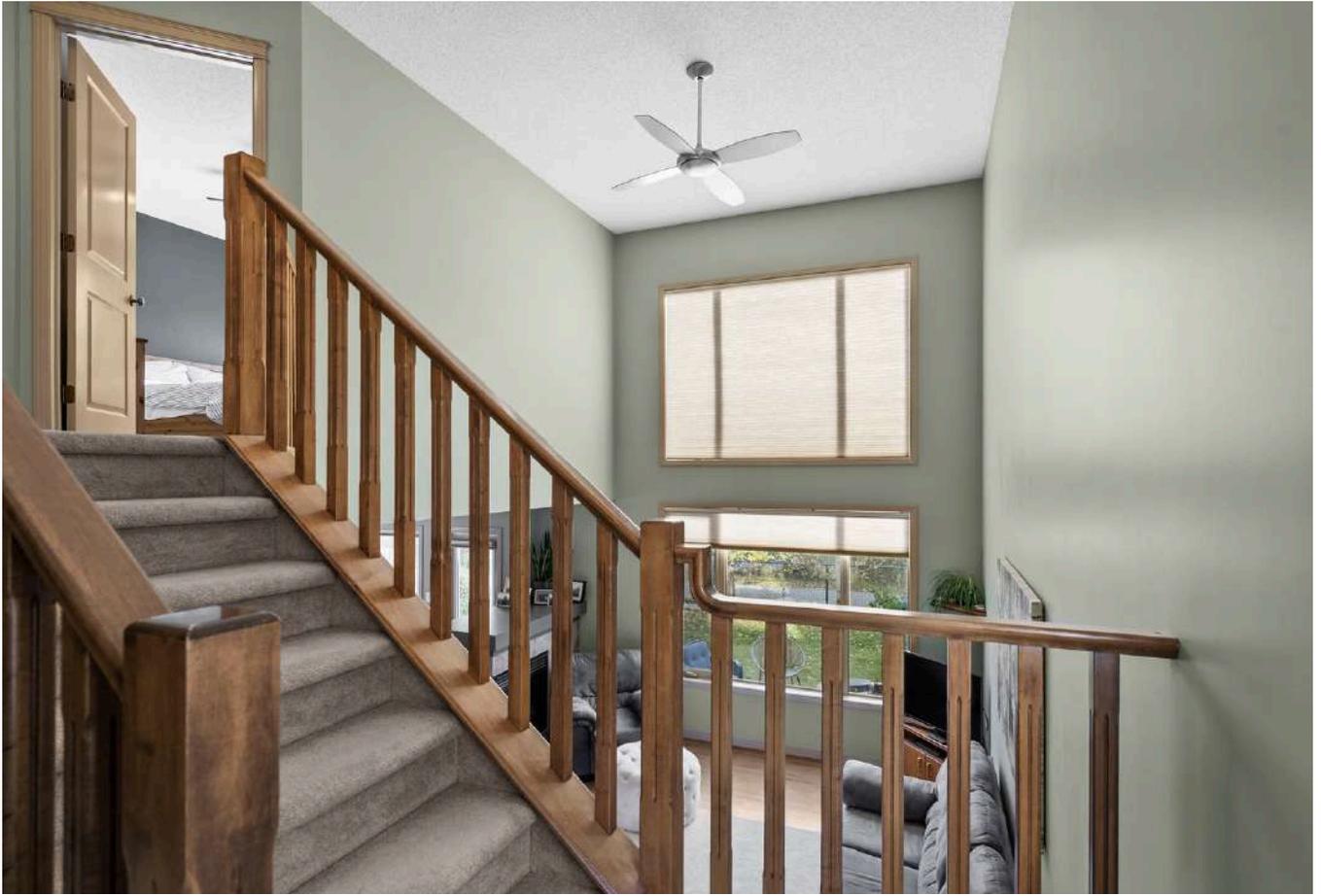




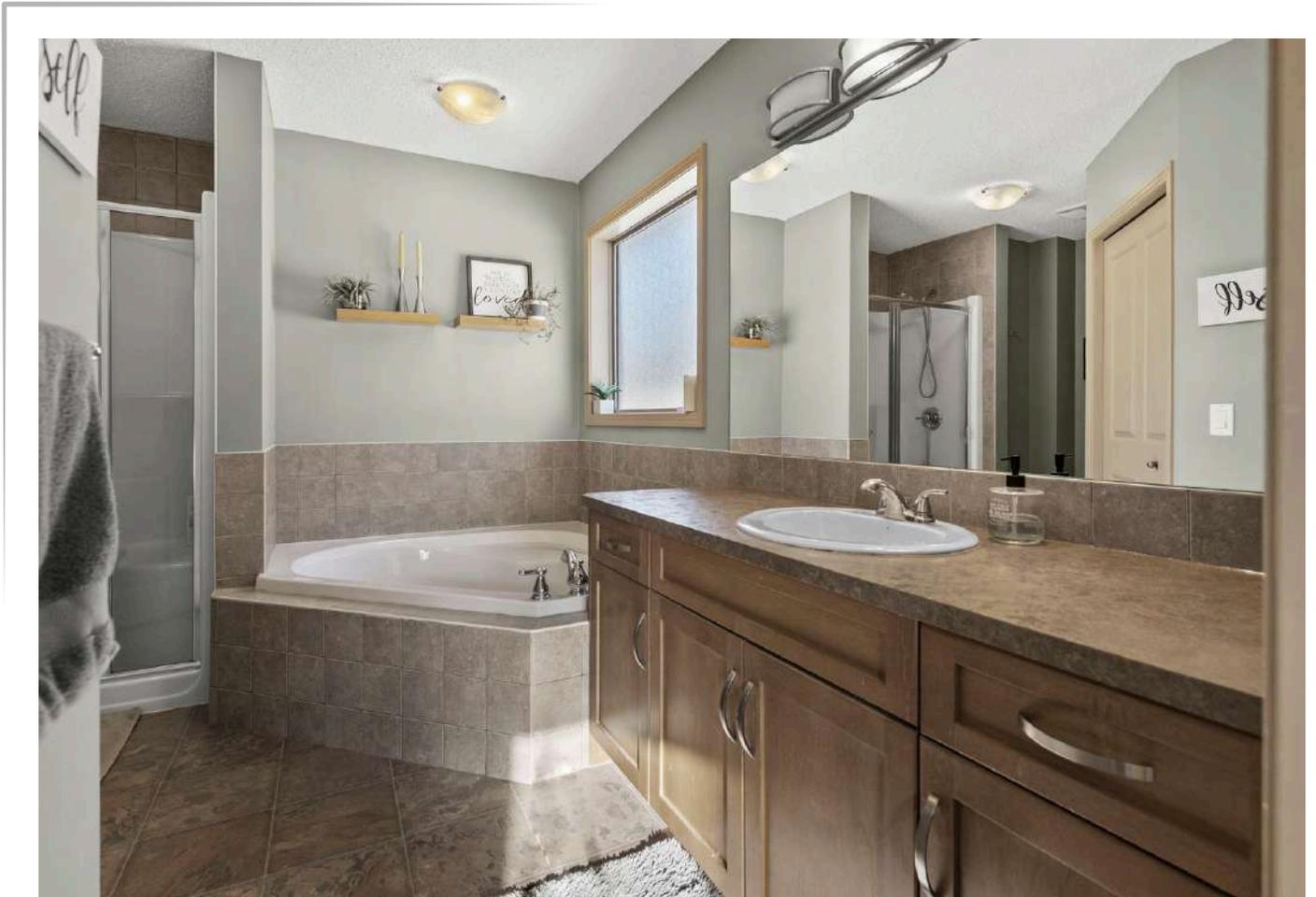




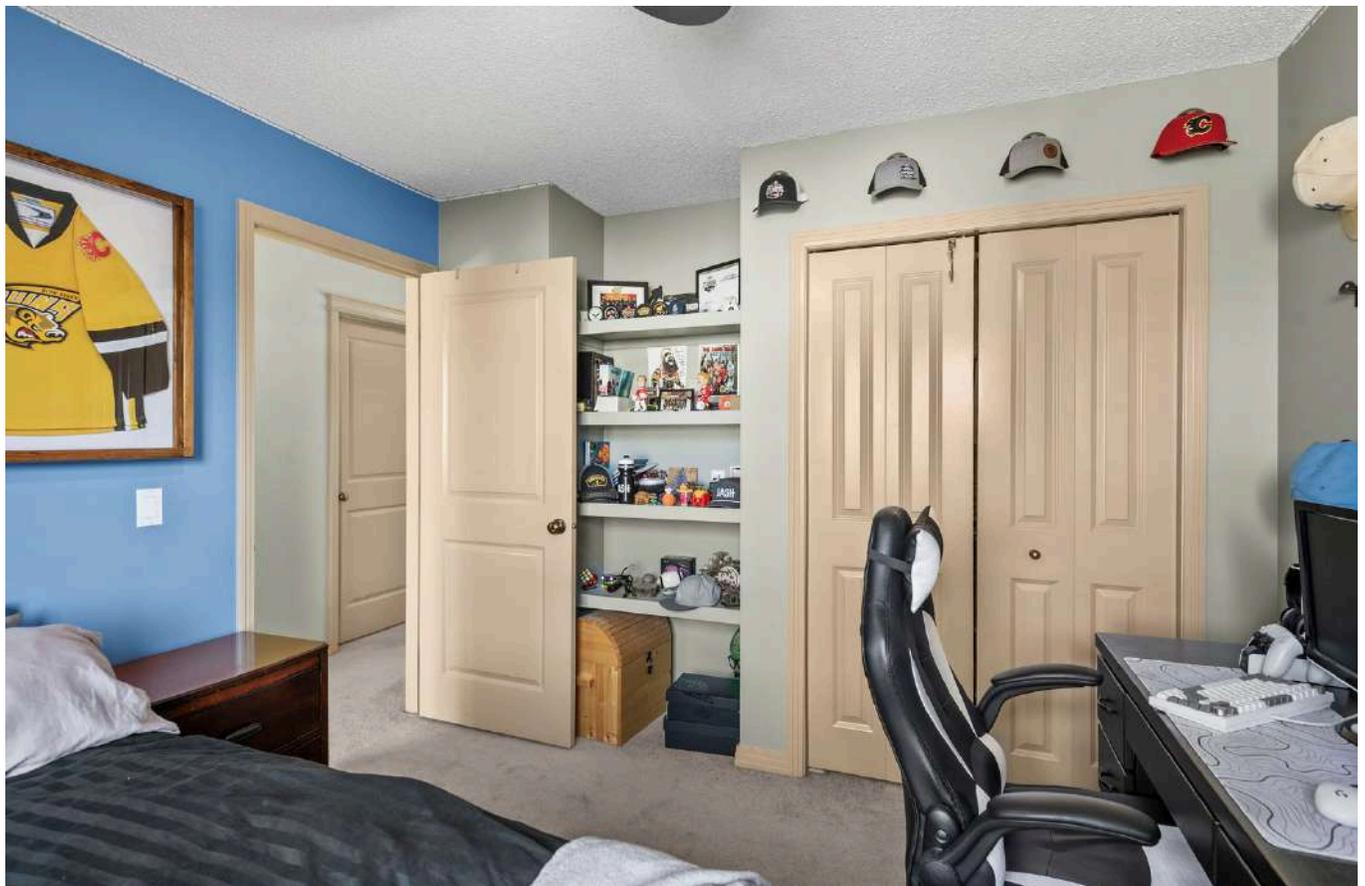
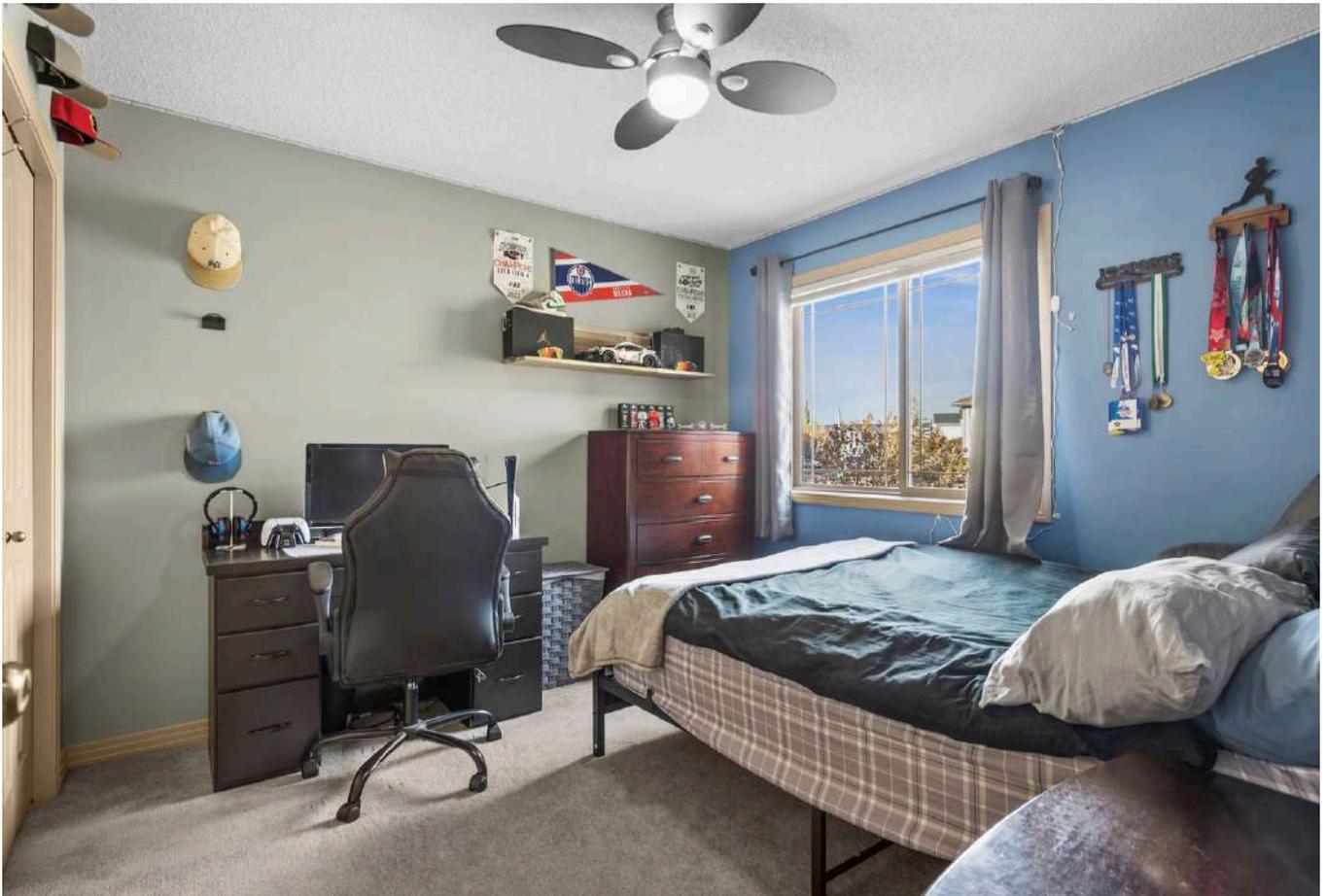






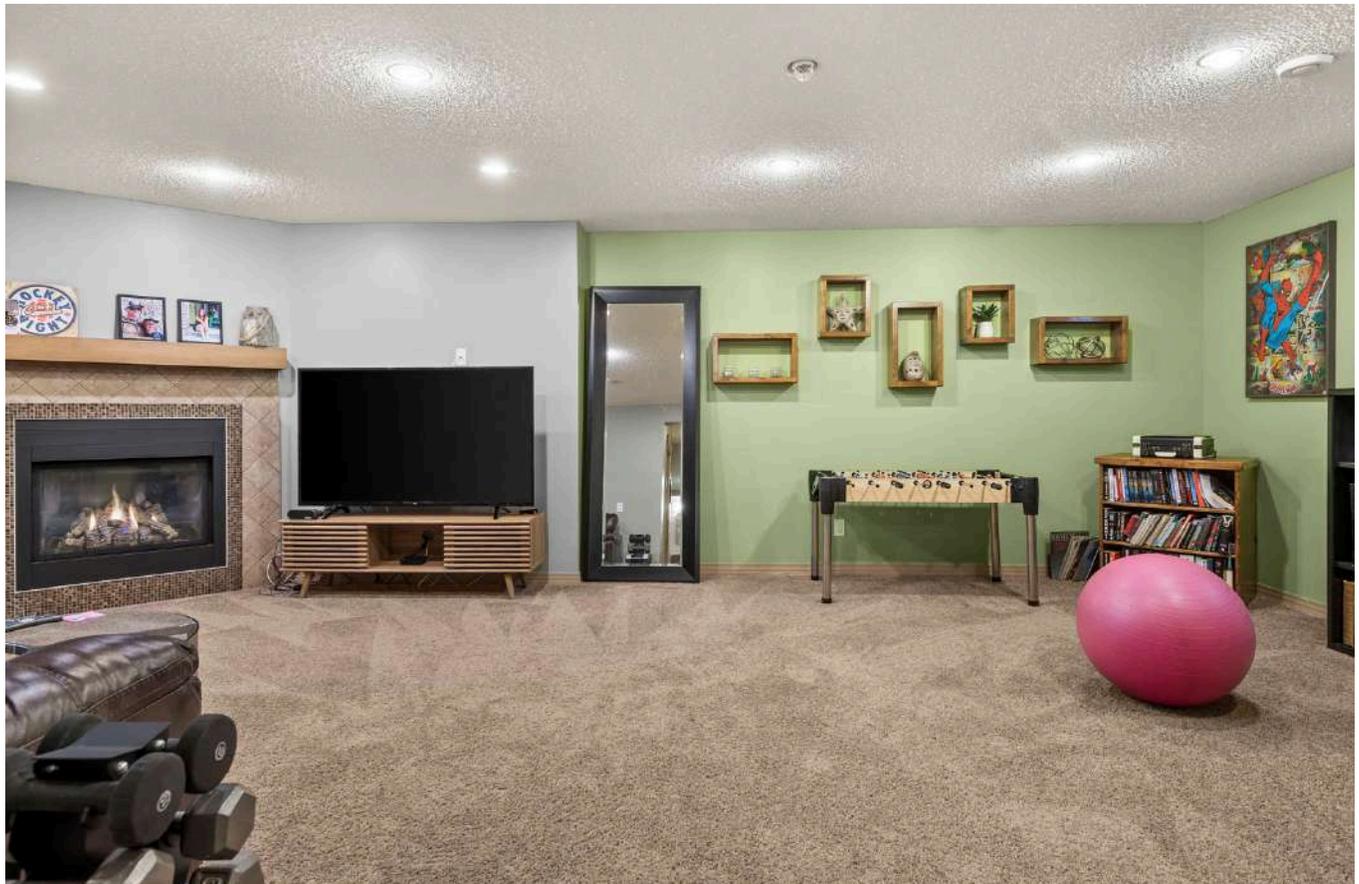






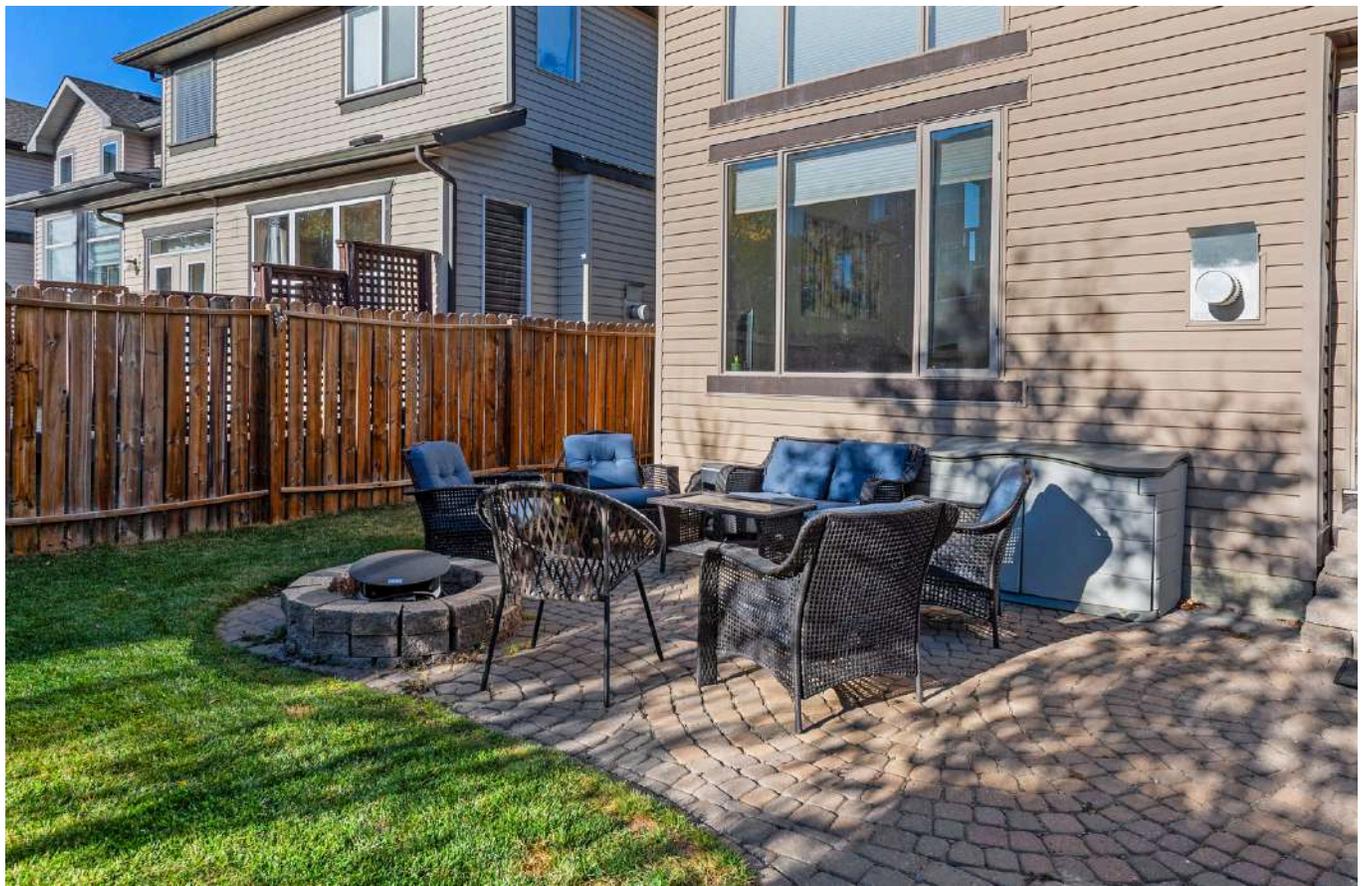


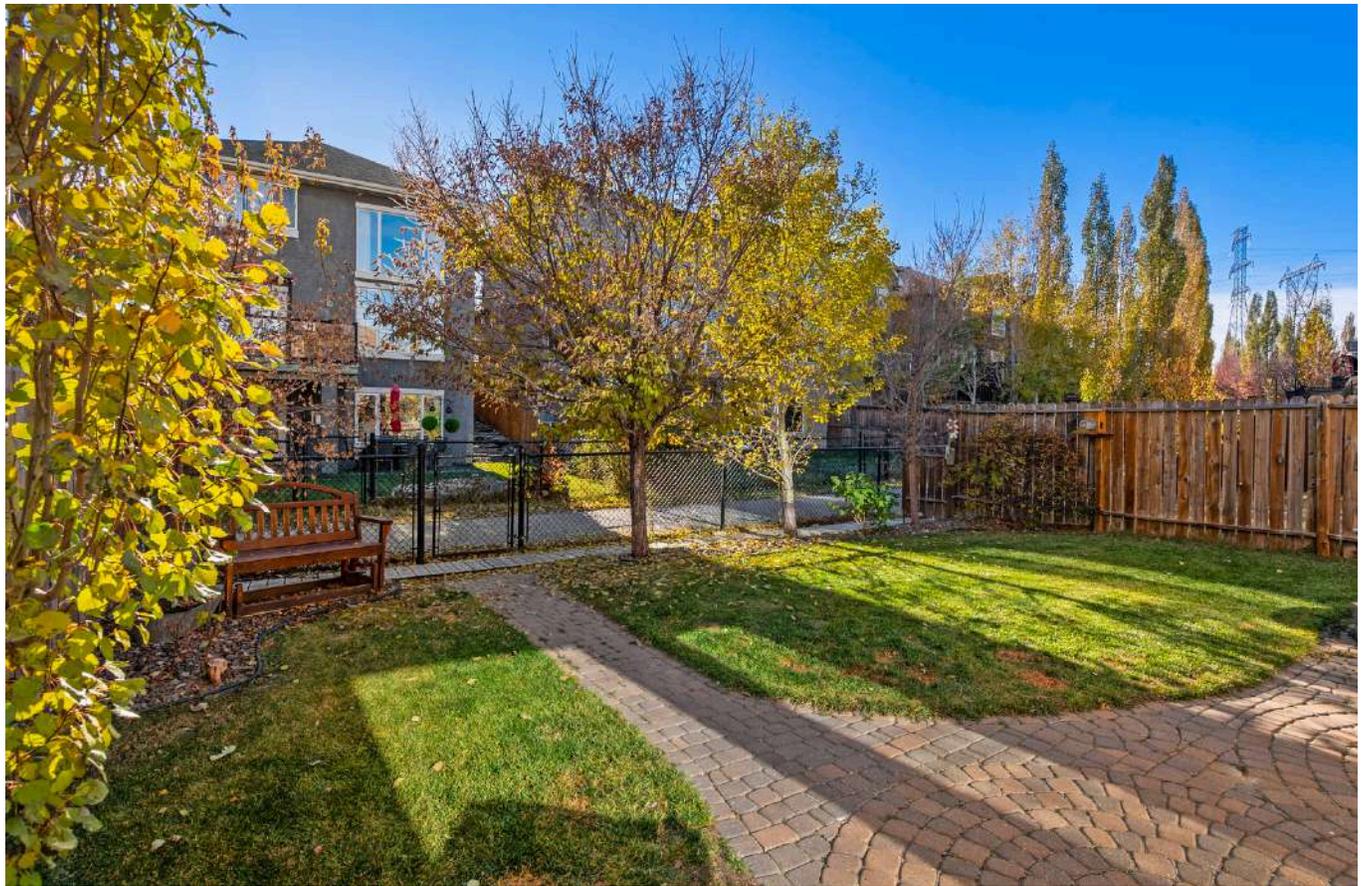


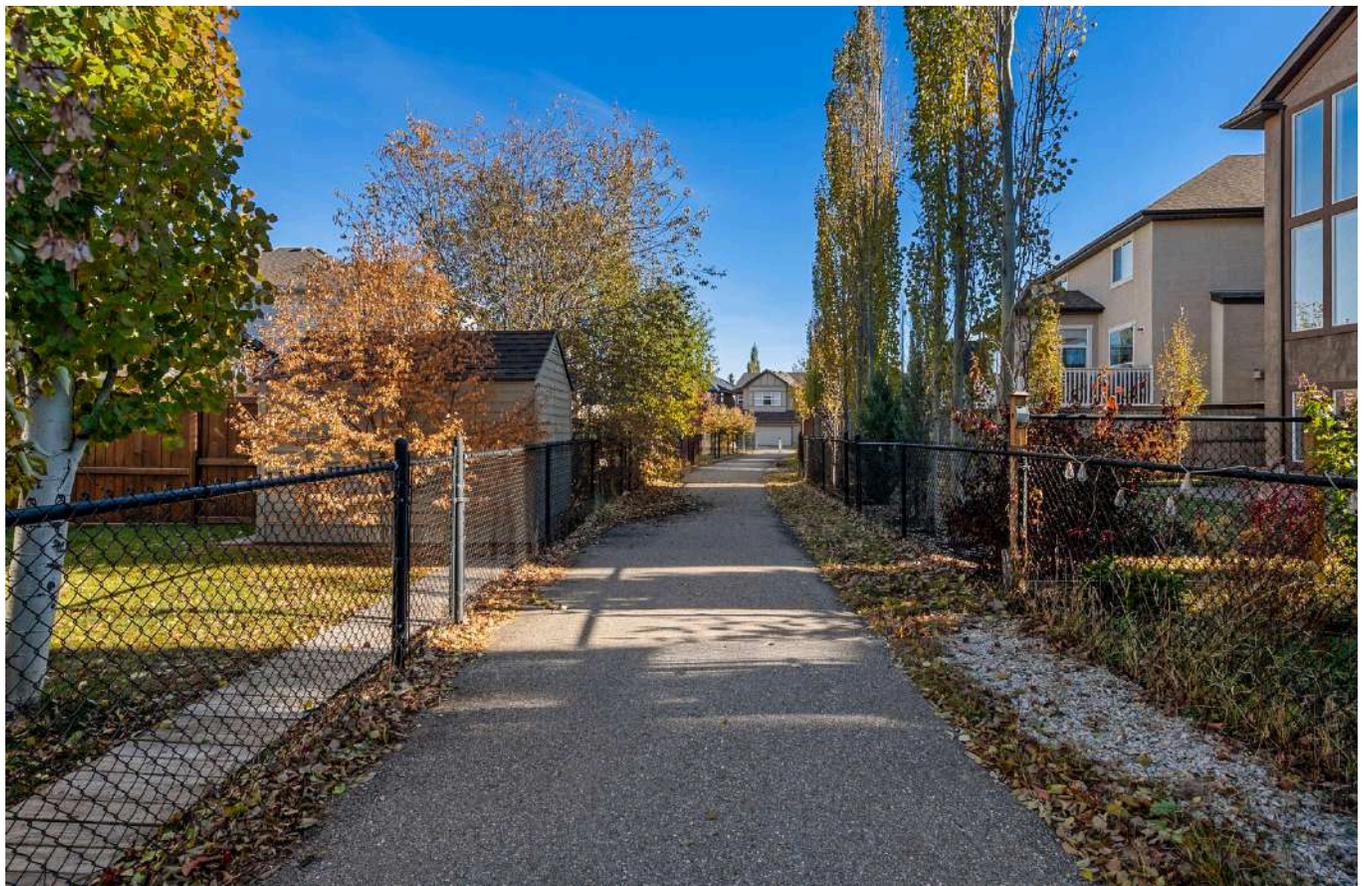






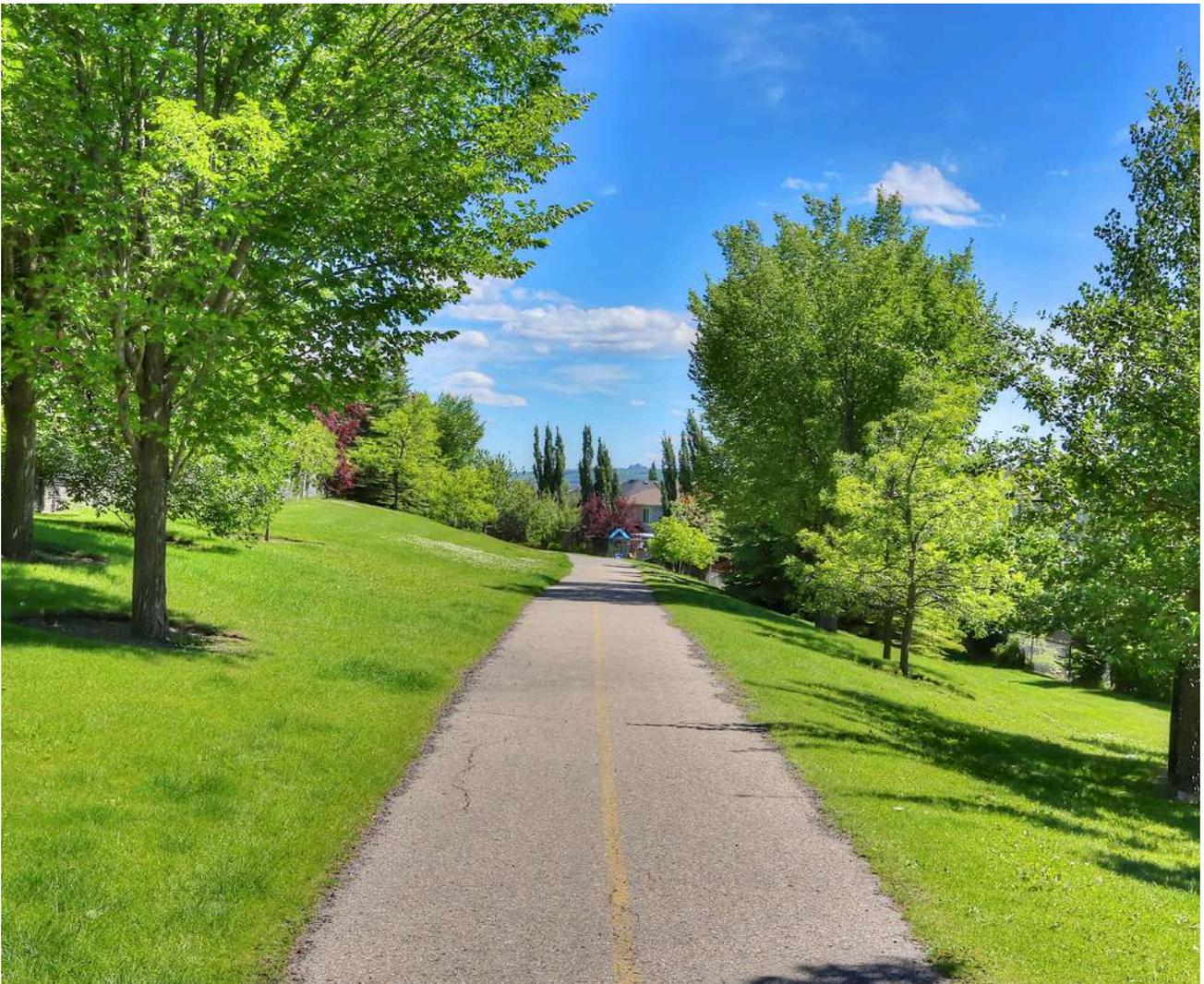






WELCOME TO

TUSCANY



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THE COMMUNITY

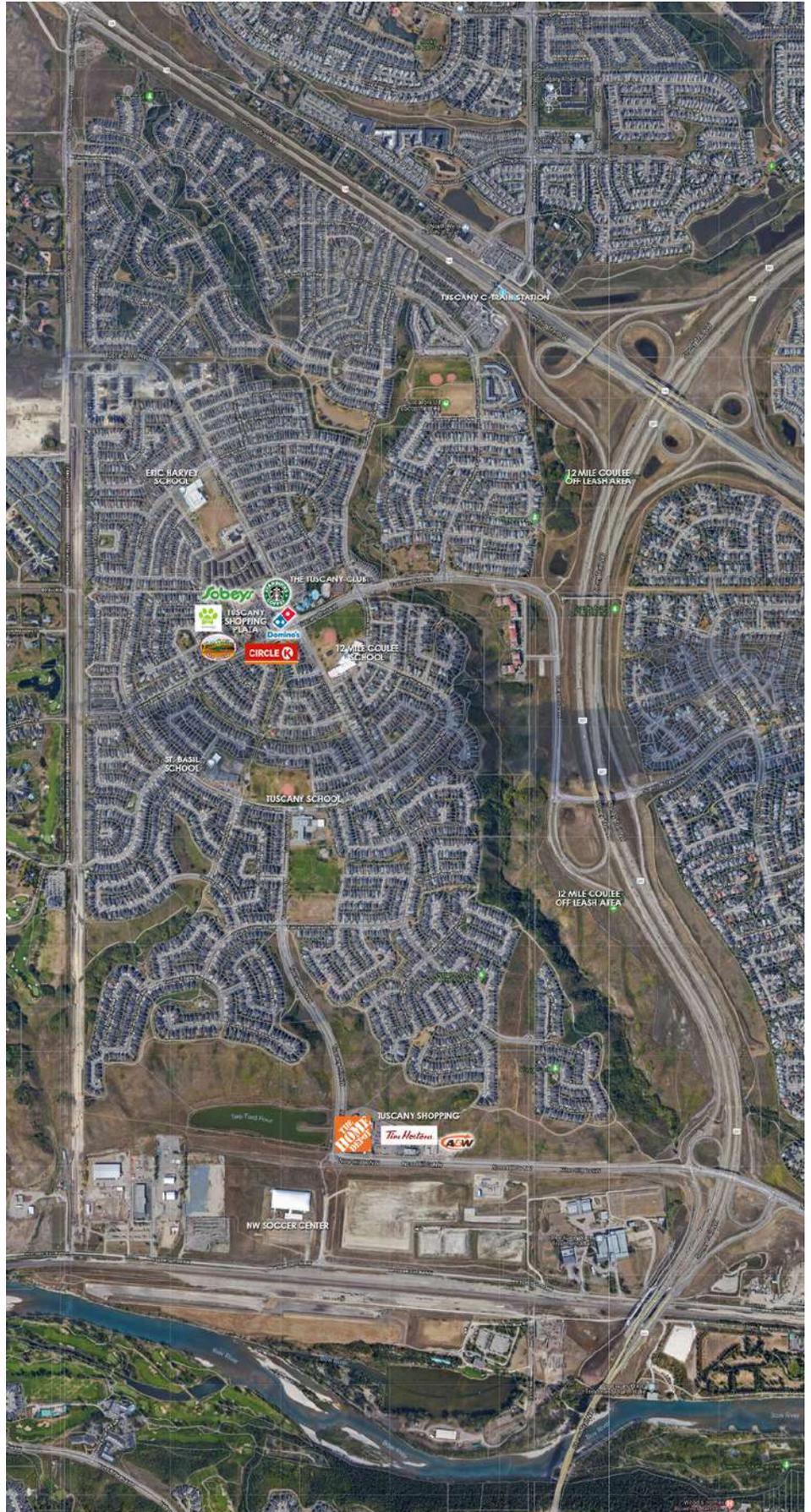
Tuscany

This beautiful northwest Calgary neighborhood was created in 1994 and has grown into a very desirable location. Home choices from condo and townhomes, to single family and semi-estate options, your perfect home awaits. Shopping is convenient and green spaces and walking paths are plentiful. The district currently has a recreational facility (the Tuscany Club), four schools and a fire station.

City of Calgary

Tuscany Profile:

<https://www.calgary.ca/CSPS/CNS/Pages/Social-research-policy-and-resources/Community-profiles/Tuscany-Profile.aspx>



THE COMMUNITY



THE TUSCANY CLUB

Located in the heart of this community is a place where families can gather, hangout and enjoy all the amenities Tuscany has to offer, including a splash park, playground, skating rink, tennis courts, skate-park, gymnasium and banquet rooms. With special events hosted year round.

<http://www.tuscany-connect.com/>

LINKS:

The Tuscany Community Association

<https://www.tuscanyca.org/>

Tuscany Club Facebook Page:

<https://www.facebook.com/tratuscanyclub/>



SHOPPING



LOCAL SHOPPING:

The community offers two shopping areas.

THE TUSCANY MARKET

Everything you need in one convenient location, including Sobeys grocery & liquor store, Rexall drug store, Scotia bank, Circle K convenience store & gas station, Dominos Pizza, Starbucks, The Last Straw (local pub), drycleaners, and numerous services, including an eye doctor, medical walk-in clinic, Chiropractor, Dentist, vets and more!

TUSCANY SHOPPING

Located at the bottom of Tuscany Hill. This area offers a Home Depot, Tim Hortons, Liquor Store, A&W, gas station & convenience store and more!



SHOPPING

GROCERY STORES

Sobeys - 11300 Tuscany Boulevard NW
Rocky Ridge Co-op - 11595 Rockyvalley Drive NW
Sobeys - 9999 Country Hills Boulevard NW
Safeway - 99 Crowfoot Crescent NW
RC Superstore - 5251 Country Hills Blvd NW



SHOPPING CLOSE BY

ROCKY RIDGE SHOPPING CENTRE

11595 Rockyvalley Dr NW

Co-op grocery store and gas station, liquor store, vets, dental, and more.

ROYAL OAK ESTATES PLAZA

500 Royal Oak Dr NW

Restaurants, vets, daycare, liquor store, pharmacy, and more.

ROYAL OAK SHOPPING CENTRE

8888 Country Hills Blvd NW

Great amenities, including Walmart, London Drugs, numerous restaurants, Sobeys, liquor store, pet store, medical offices and more.

CROWFOOT CROSSING

151 Crowfoot Crescent NW

Grocery stores, restaurants, movie theater, coffee shops, services and more!

MARKET MALL

3625 Shaganappi Trail NW

<https://www.cfshops.com/market-mall.html>

BEARSPAW FARMERS MARKET -

25240 Nagway Road

Starts the 1st Sunday in June - End of September

<http://bearspawlions.com/farmersmarket/>



PARKS & REC

PUBLIC TRANSIT

It is easy to get around Tuscany as there are various bus routes throughout the neighbourhood #74 & #174 that start and end at the Tuscany C-Train station - From there you can catch the #210 Redline that goes downtown.

<http://www.calgarytransit.com/schedules-maps>



PARKS & REC

Tuscany is a great family community that offers numerous parks, playgrounds, green spaces, baseball diamonds, soccer fields, walking/biking pathways & trails within its community and everything else is so close by.



PARKS & REC

12 MILE COULEE

The Twelve Mile Coulee is a natural area park located in northwest Calgary with two off-leash areas, a walking/bike path and numerous hiking trails.

<https://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/12-Mile-Coulee.aspx>



OFF LEASH AREAS

12 MILE COULEE (Tuscany)

137 Tuscarora Pl NW

There is a great off leash area at the top of Tuscany (cross over the C-Train Station bridge).



BOWMONT PARK

Fenced Off-Leash Area

85 Street NW

<https://www.calgary.ca>

LIBRARIES

FREE LITTLE LIBRARY

Charter #3159

<https://www.librarything.com/venue/86730/Little-Free-Library-at-40-Tuscany-Springs-Way-NW>

CROWFOOT LIBRARY

8665 Nose Hill Drive NW Calgary AB

HOURS:

Monday to Thursday 9:00am to 9:00pm, Friday 9:00am to 6:00pm. Saturday 9:00am to 5:00pm, Sunday noon to 5:00pm.

<https://calgarylibrary.ca/locations/CROW/>



PARKS & REC CLOSE BY

BOWNESS PARK

Greenspace, picnic areas & BBQs, tot-lots, wading pool, train, boating, Teahouse restaurant, Bow River access

8900 48 Ave NW HOURS: 5AM to 11PM

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Bowness-Park.aspx>



CANADA OLYMPIC PARK / WINSPORT

(summer and winter activities)

(Hockey, public skate, tube park, Skiing & snowboarding, Luge, Zipline, free-fall, Summer bobsleigh, Mini Golf, Scenic chairlift, Skyline Luge, Canada's Sports Hall Of Fame)

88 Canada Olympic Road SW

403-247-5452 ext. 4

<https://www.winsport.ca/>



NOSEHILL PARK

5620 14 St NW

Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km² (4.2 sq mi). It is the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary, Alberta. It was created in 1980.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx>

PARKS & REC



SHANE HOMES YMCA

11300 Rocky Ridge Rd NW

Phone: 403-351-6673

Hours: M-F 5:30AM to 10:30PM. S-S 7AM to 8:30PM

<https://www.ymcalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/>

MELCOR YMCA (CROWFOOT)

8100 John Laurie Blvd NW . Phone: 403-547-6576

Hours: Monday-Friday: 5:30 am - 10:30 pm, Weekends & Holidays: 7:00 am - 8:30 pm

<https://www.ymcalgary.org/program-descriptions/locations/crowfoot/>

SERVICES

POLICE

CALL 911 for all emergencies.

Calgary Police Service District 7 - Country Hills

11955 Country Village Link NE

403-428-6700

Calgary Police Service District 3 - North Haven

4303 14 St NW

403-428-6300



FIRE STATION

CALL 911 for all emergencies.

Tuscany Fire Station #42

345 Tuscany Way NW -

SERVICES & AMENITIES

HOSPITALS

FOOTHILLS MEDICAL CENTRE

(24 hour Emergency)
1403 29 Street NW
Phone: 403-944-1110 (Switchboard)

ALBERTA CHILDREN'S HOSPITAL

(24 hour Emergency)
2888 Shaganappi Trail NW
Phone: 403-955-7211

COCHRANE COMMUNITY HEALTH CENTRE

OPEN 8AM to 10PM DAILY
60 Grande Boulevard, Cochrane.
Phone: 403-851-6000 (Switchboard)

ROCKYVIEW GENERAL HOSPITAL

(24 hour Emergency)
7007 14 St SW
403-943-3000

SHELDON M. CHUMIR HEALTH CENTRE

(OPEN 24 HOURS)
1213 4 St SW
403-955-6200

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DENTAL

TUSCANY DENTAL CARE

11300 Tuscany Blvd NW #2078
403-239-0010
<https://www.tuscanydental.com/>

ROCKY RIDGE DENTAL

11595 Rockyvalley Dr NW
403-244-2273
<https://www.rockyridgedental.com/>

WALK-IN CLINICS

TUSCANY MEDICAL CLINIC

11300 Tuscany Blvd NW
403-374-4222

ROCKFORD MEDICAL CLINIC | FAMILY DOCTORS

500 Royal Oak Dr NW #232
403-910-1981
<https://www.rockfordmd.ca/>

MEDICARE ROYAL VISTA MEDICAL FAMILY PRACTICE & WALK-IN CLINIC

8730 Country Hills Blvd NW #250
403-262-7787
<https://www.medicareclinic.org/>

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VETS

VCA - TUSCANY VETERINARY HOSPITAL AND BOUTIQUE

11300 Tuscany Blvd NW
403-547-8387
<https://vcacanada.com/tuscany>

ROCKY RIDGE PET HOSPITAL

11595 Rockyvalley Dr NW Unit 2010
403-984-4143
<http://www.rockyridgevet.com/>

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CHIRO

TUSCANY CHIROPRACTIC & MASSAGE

11300 Tuscany Blvd NW
403-547-6001
<https://www.tuscanychiro.com/home.html>

SCHOOLS

PUBLIC SCHOOLS

Tuscany School (K-4)

990 Tuscany Dr NW

403-777-8060

<http://school.cbe.ab.ca/school/Tuscany>



Eric Harvie School (K-4)

357 Tuscany Drive NW

403-817-3532

<https://www.cbe.ab.ca/ericharvie>



Twelve Mile Coulee School (5-9)

65 Tuscany Hills Road NW

403-817-3390

<http://school.cbe.ab.ca/school/twelvemilecoulee/Pages/default.aspx>



Bowness High School (10-12)

4627 77 Street NW

403-286-5092

<http://schools.cbe.ab.ca/b847/default.htm>



CATHOLIC SCHOOLS

St. Basil School (K-9) Catholic

919 Tuscany Drive NW

403-500-2108

<https://www.cssd.ab.ca/schools/stbasil/About/Pages/default.aspx>

St. Francis High School (10-12) Catholic

877 Northmount Drive NW

403-500-2026

<https://www.cssd.ab.ca/schools/stfrancis/About/Pages/default.aspx>