

Tuscany

172 Tuscany Meadows Heath NW



THE
McKELVIE
GROUP.com

real
Real Broker

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172 TUSCANY MEADOWS HEATH NW

This Tuscan home has been the backdrop for countless cherished moments for our sellers, birthday celebrations, quiet Sunday mornings, and the everyday joys that have made it feel like home since 2003. Here, friendships have flourished over back fences, and children still play road hockey late into the evening. This particular pocket of Tuscan radiates community charm, with many neighbors calling this street home since our clients first moved in. Inside, the main floor is designed for both comfort and function. Each space flows naturally while maintaining its own purpose. The living room, anchored by a gas fireplace, is ideal for cozy family time or entertaining guests. In the kitchen, a central island, corner pantry, and generous counter space make meal prep a breeze, while the kids wrap up their homework in the well-lit breakfast nook nearby. Step out from the nook onto the west-facing deck, a favorite gathering spot for sunsets. The tiered deck expands your outdoor living space, overlooking a fully fenced backyard with a greenhouse and plenty of room to play. A two-piece powder room and laundry area with direct garage access complete the main floor. Upstairs, a versatile bonus room creates the perfect setting for family game nights. Down the hall are two secondary bedrooms and a 4-piece bathroom, while the primary suite offers a private retreat with mountain views, a walk-in closet, and an ensuite featuring a soaker tub, separate shower, and private water closet. The fully finished walk-out basement adds even more flexibility, with space for a media room, games area, or home gym, plus direct backyard access. A half-bath provides future potential, while the large utility room offers abundant storage. Over the years, this home has been thoughtfully maintained, with all major systems diligently cared for. Recent updates, including a newer roof, hot water tank, flooring, and appliance upgrades, that offer peace of mind for the next owners, allowing them to simply move in and begin making the space their own. Other thoughtful design elements include rough ins for security, and a surround sound system throughout. After many happy years, and a few bittersweet goodbyes with the neighbors, our clients are ready to pass this home along to its next family and chapter.

Property Details

Offered At: \$739,000

Possession: 30 days, negotiable

Size: 1,817.83 Sq. Ft.

Property Taxes (2025): \$4,523

HOA: \$307.00/Annually . . . Amenities w/HOA, Recreation Facility

Flooring: Carpet, Hardwood

Heating: Forced Air, Natural Gas

Fireplaces: 1/Gas

Kitchen: The kitchen offers a central island, corner pantry, stainless steel appliances, tile backsplash and generous counter space.

Laundry: Main Level

Parking: Double Garage Attached, Concrete Driveway.

Goods Included: Range Hood, Garage Control(s), Garage Door Opener, TV & TV Mount (Main Floor), Greenhouse, Security System and Components, Built-In Speakers, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings.

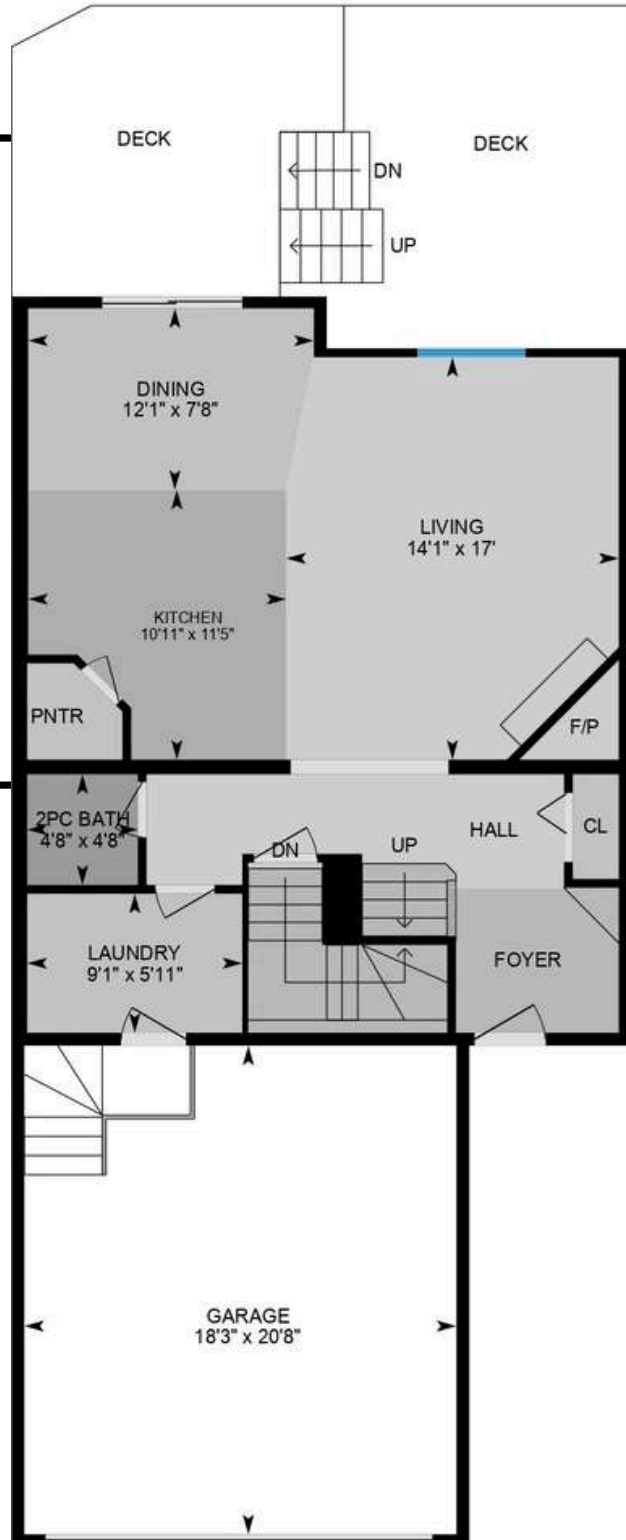
THE FLOOR PLAN

MAIN FLOOR:

EXTERIOR AREA:
798.74 SQ. FT.

INTERIOR AREA:
737.29 SQ. FT.

EXCLUDED AREA:
409.90 SQ. FT.



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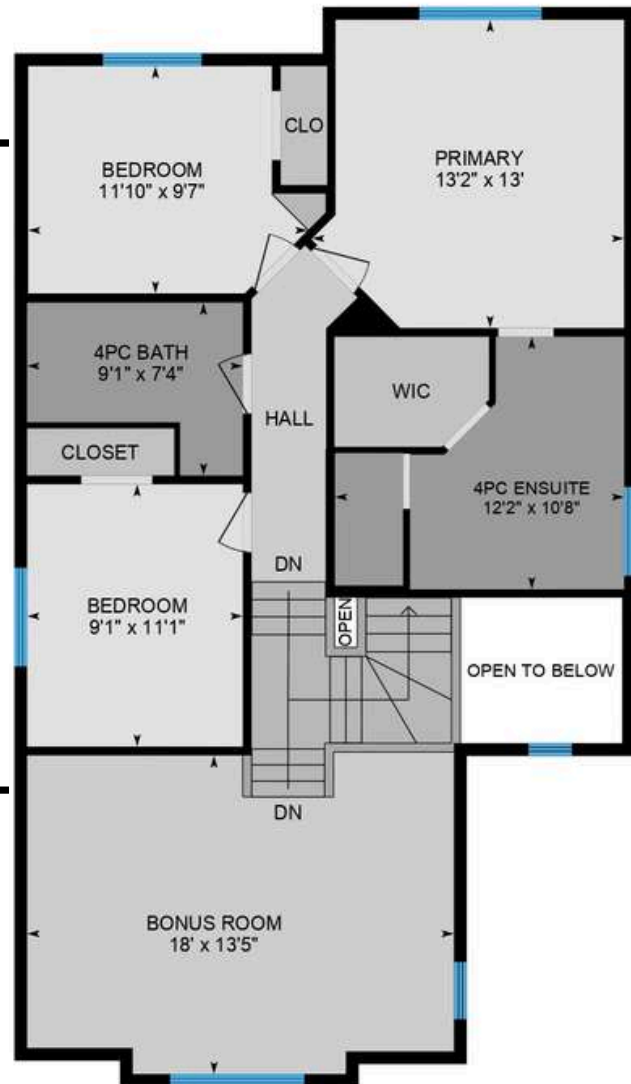
THE FLOOR PLAN

SECOND FLOOR:

EXTERIOR AREA:
1019.09 SQ. FT.

INTERIOR AREA:
942.62 SQ. FT.

EXCLUDED AREA:
44.01 SQ. FT.



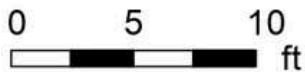
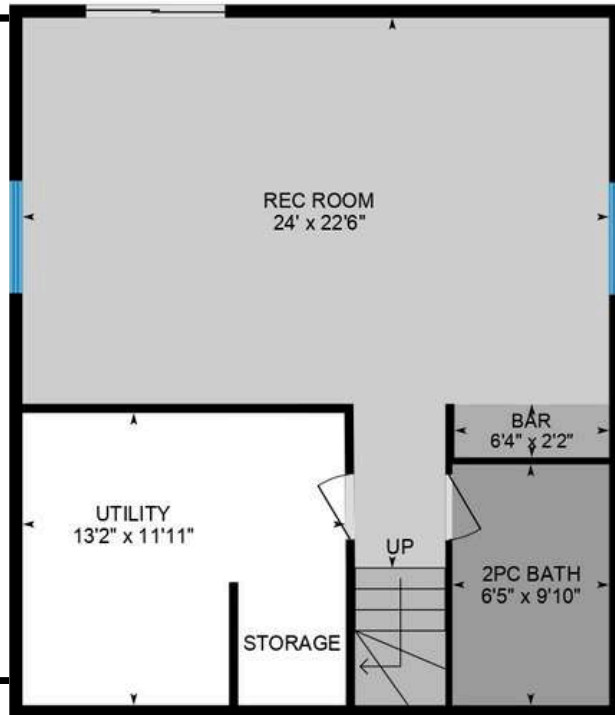
THE FLOOR PLAN

BASEMENT (BELOW GRADE):

**EXTERIOR AREA:
572.87 SQ. FT.**

**INTERIOR AREA:
515.35 SQ. FT.**

**EXCLUDED AREA:
157.48 SQ. FT.**



ROOM DIMENSIONS

Main Building

MAIN FLOOR

2pc Bath: 4'8" x 4'8"
Dining: 12'1" x 7'8"
Garage: 18'3" x 20'8"
Kitchen: 10'11" x 11'5"
Laundry: 9'1" x 5'11"
Living: 14'1" x 17'

2ND FLOOR

4pc Bath: 9'1" x 7'4"
4pc Ensuite: 12'2" x 10'8"
Bedroom: 9'1" x 11'1"
Bedroom: 11'10" x 9'7"
Bonus Room: 18' x 13'5"
Primary: 13'2" x 13'

BASEMENT

2pc Bath: 6'5" x 9'10"
Bar: 6'4" x 2'2"
Rec Room: 24' x 22'6"
Utility: 13'2" x 11'11"

Main Building

MAIN FLOOR

Interior Area: 737.29 sq ft
Excluded Area: 409.90 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 798.74 sq ft

2ND FLOOR

Interior Area: 942.62 sq ft
Excluded Area: 44.01 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1019.09 sq ft

BASEMENT (Below Grade)

Interior Area: 515.35 sq ft
Excluded Area: 157.48 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 572.87 sq ft
Finished Area: 533.82 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1679.92 sq ft
Excluded Area: 453.91 sq ft
Exterior Area: 1817.83 sq ft

Total Area (Above & Below Grade), Main Building

Interior Area: 2195.26 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.

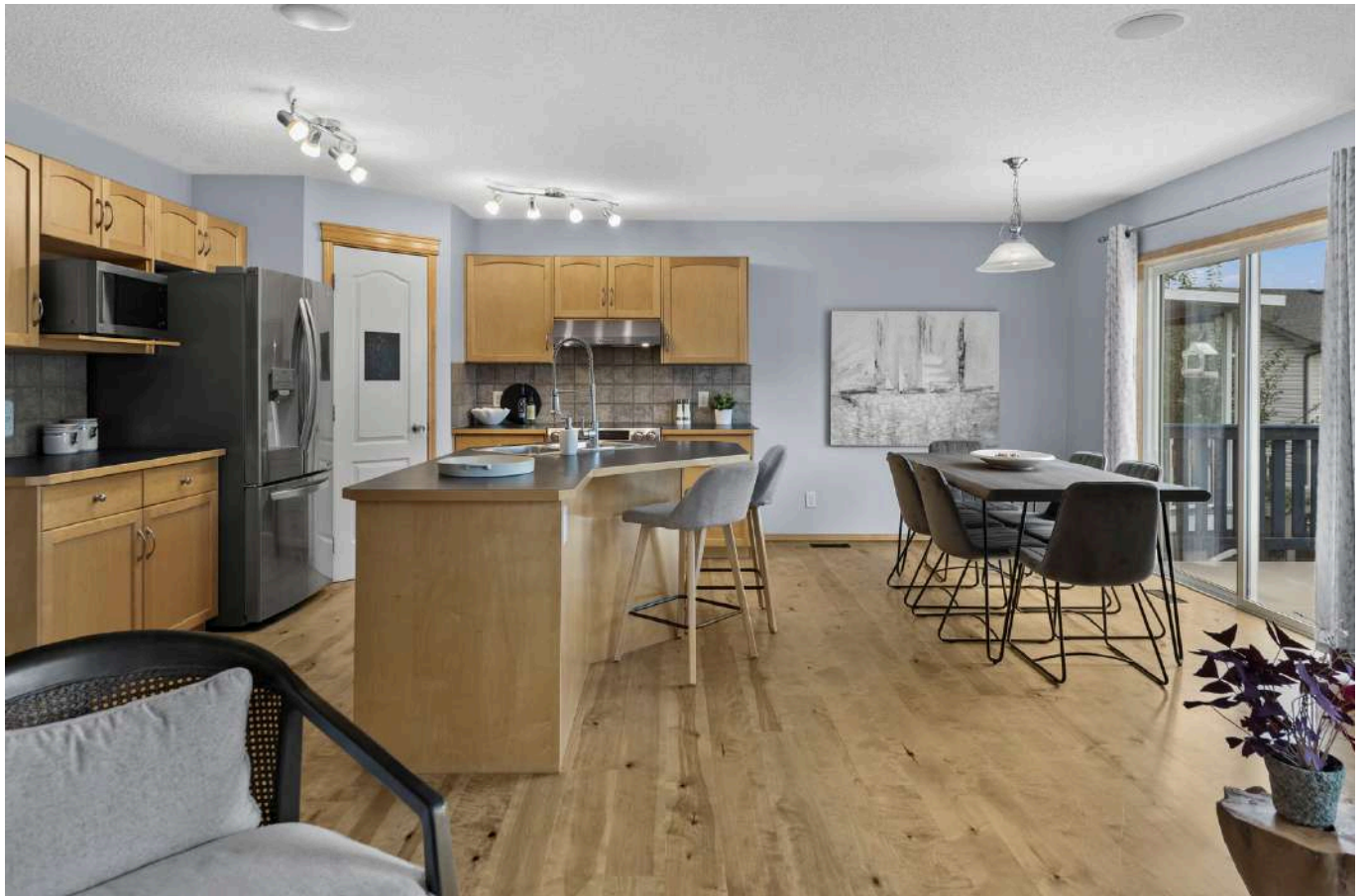










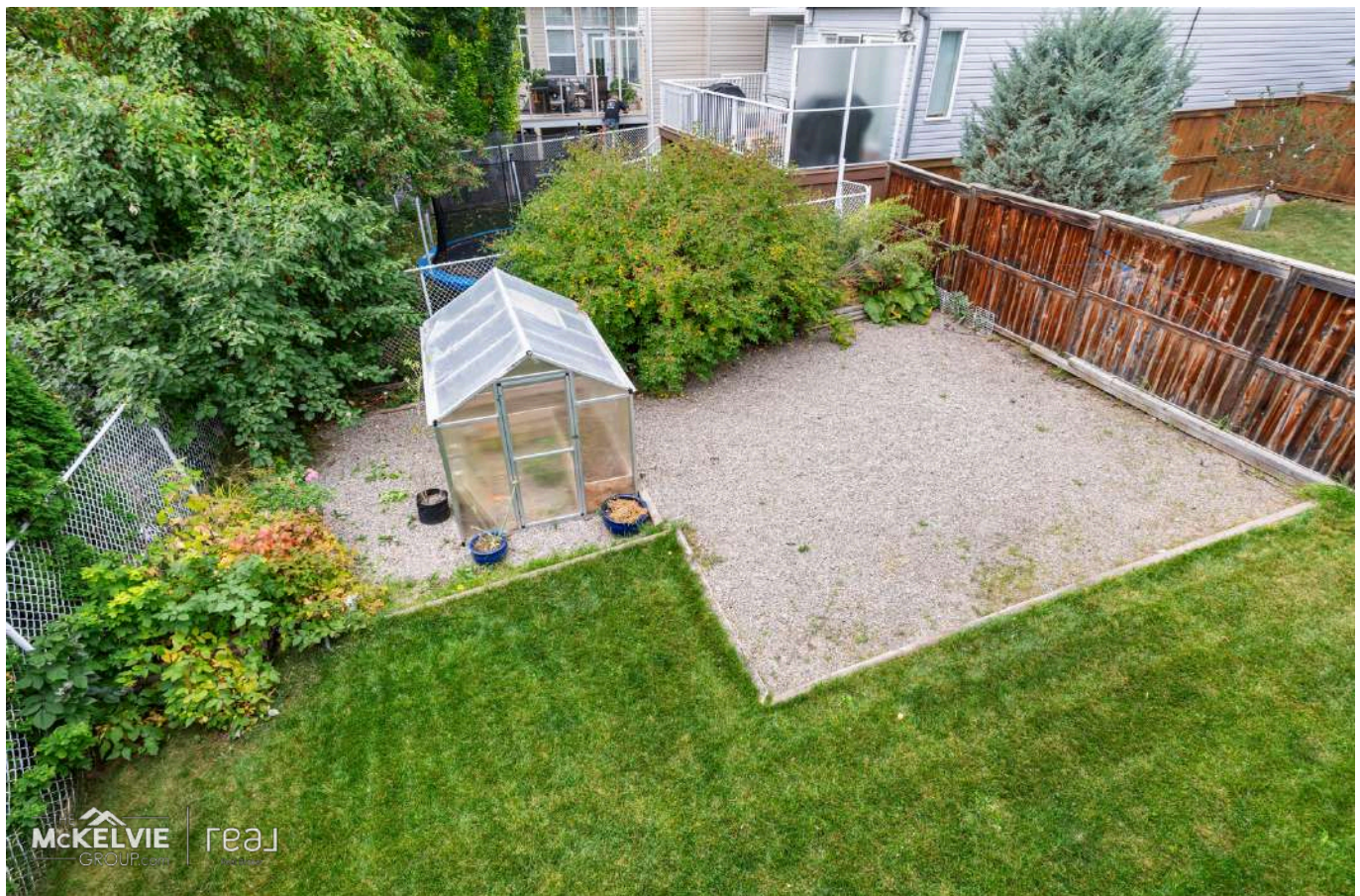






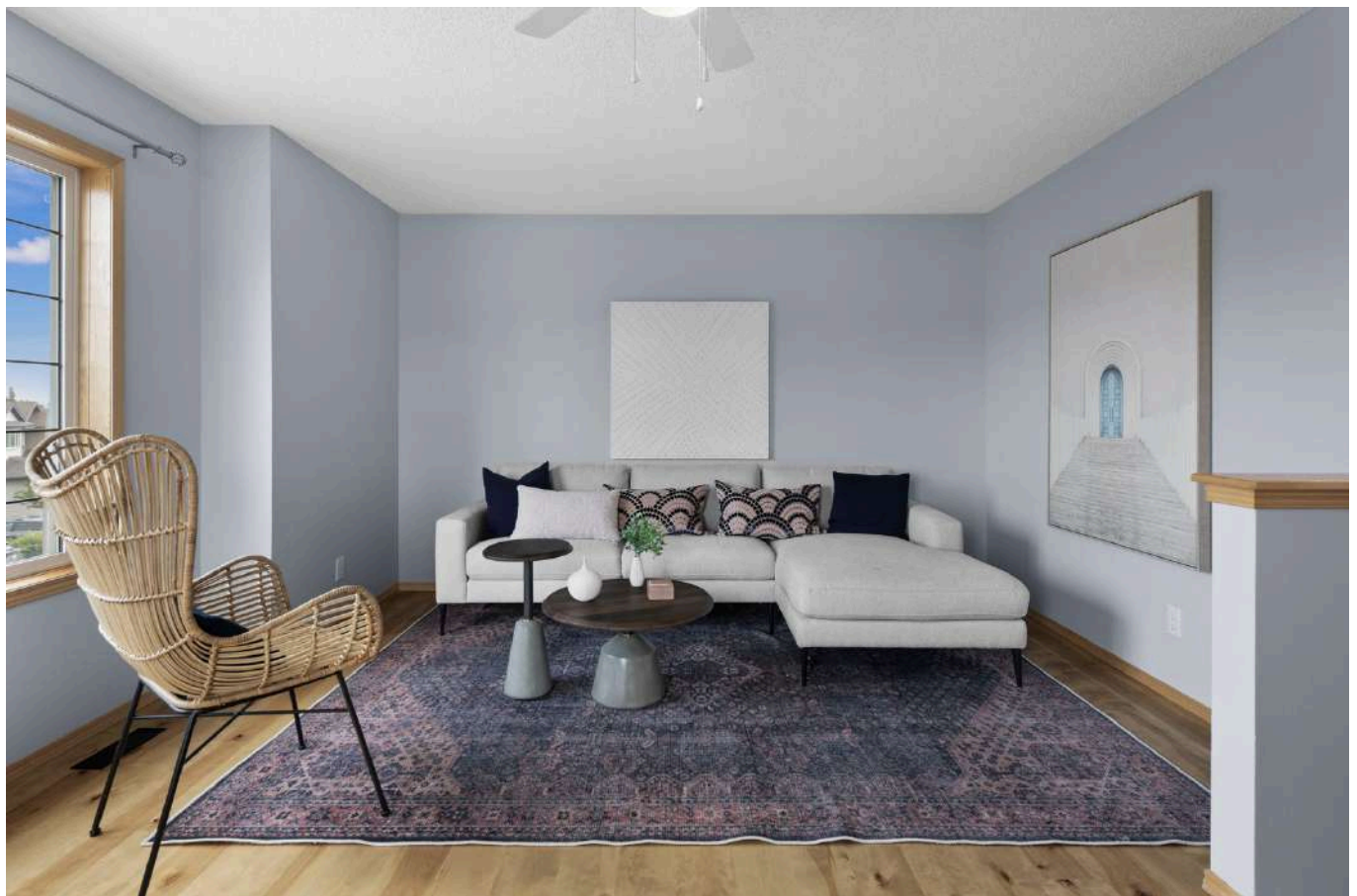


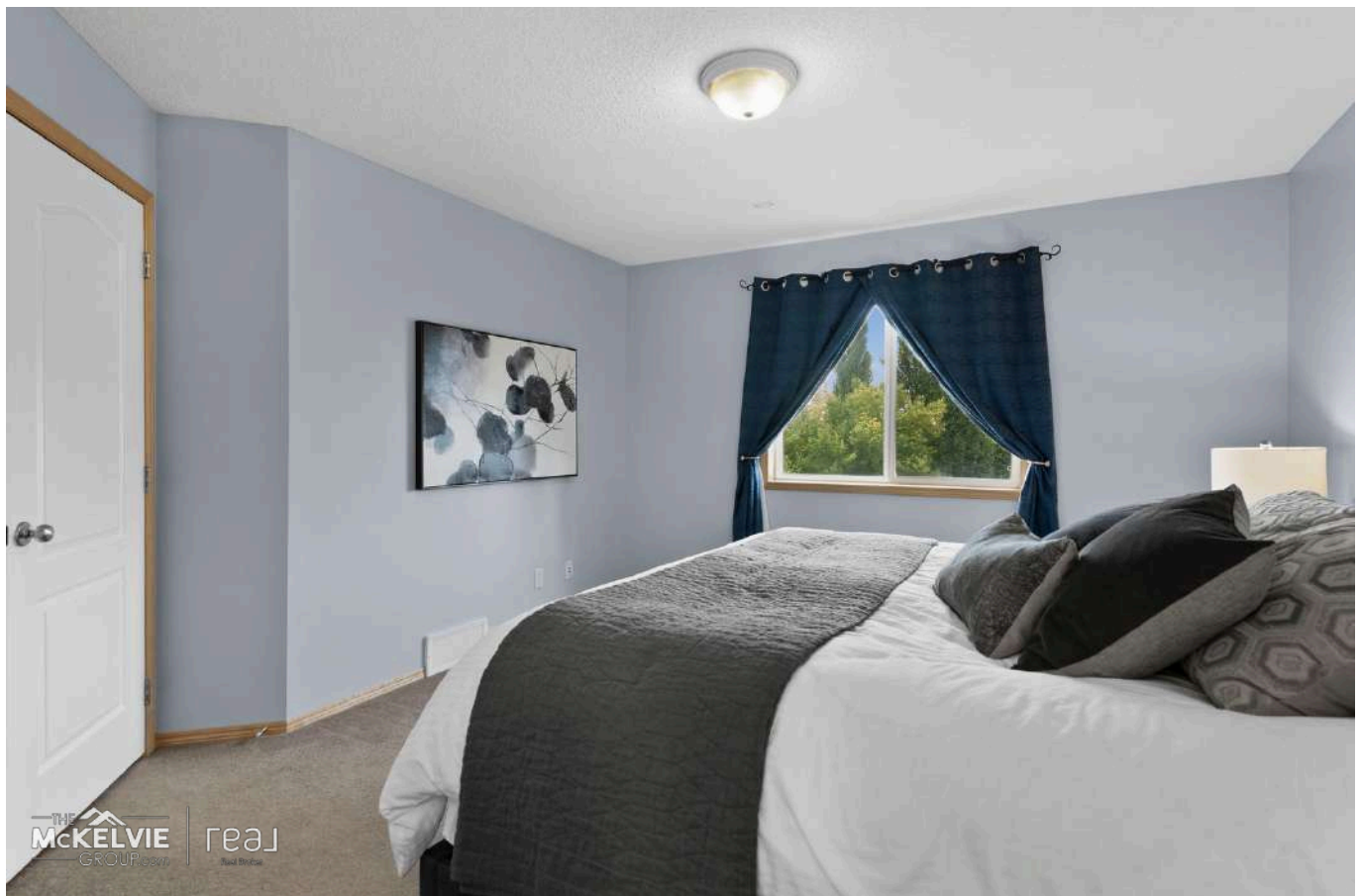








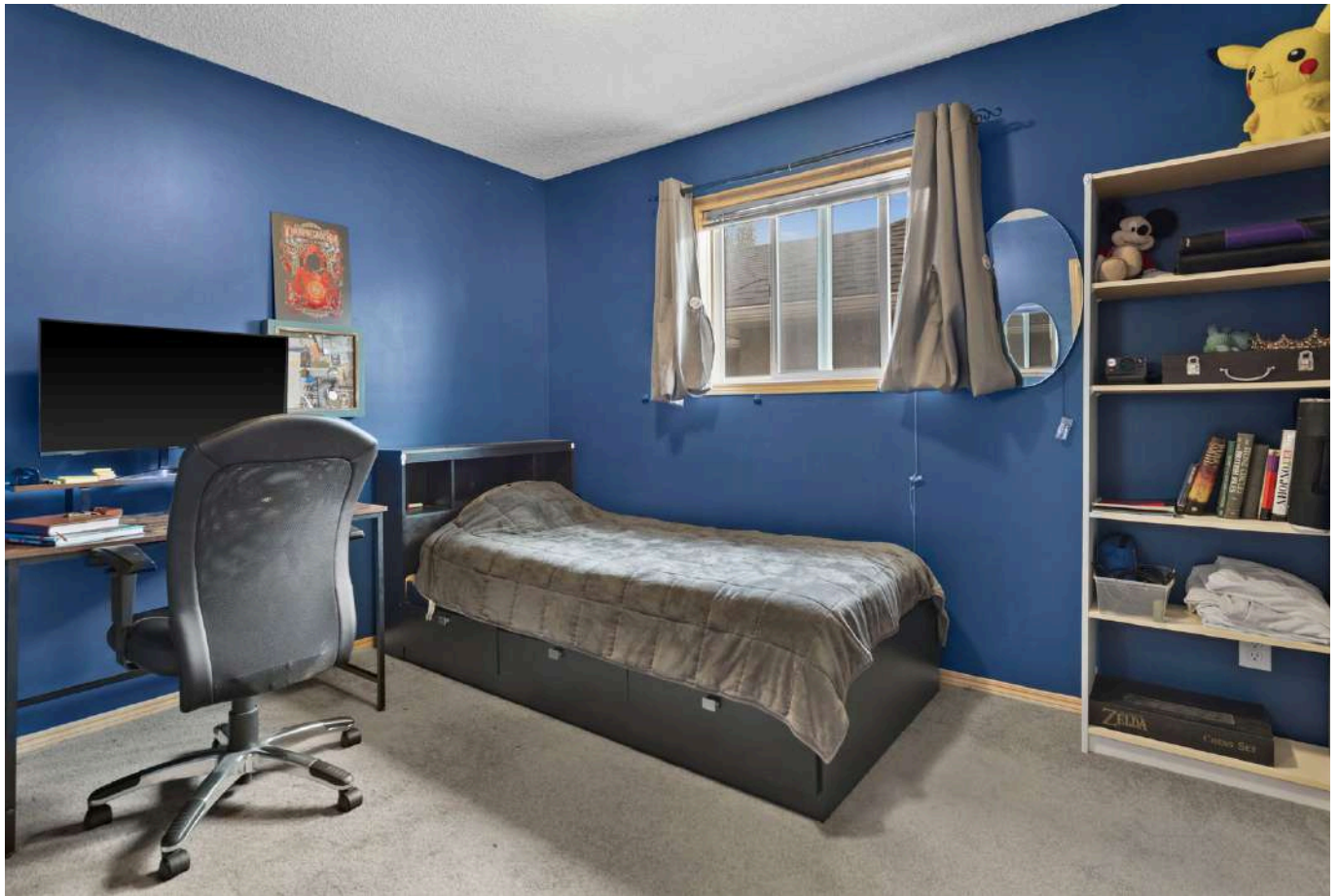




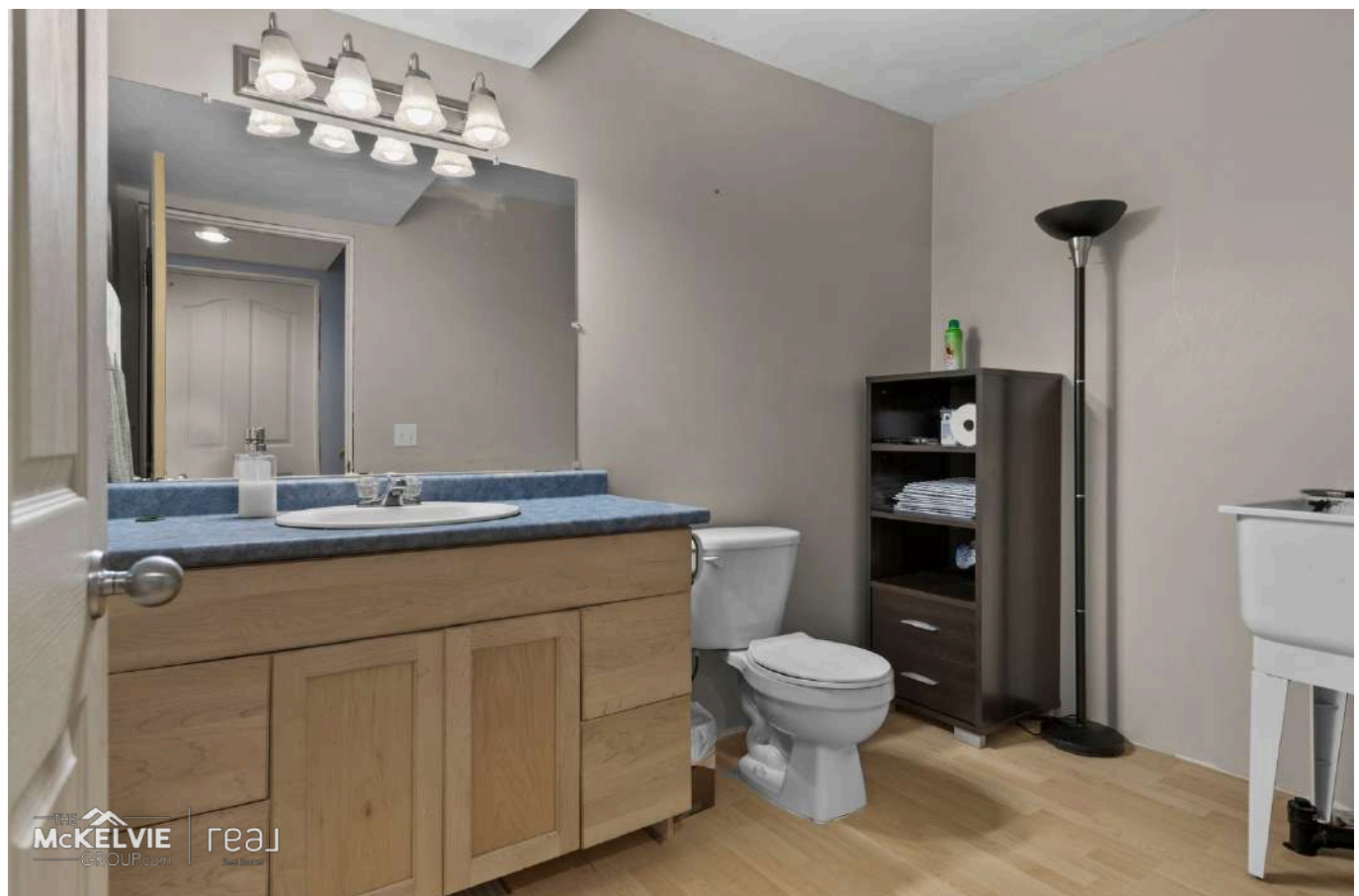


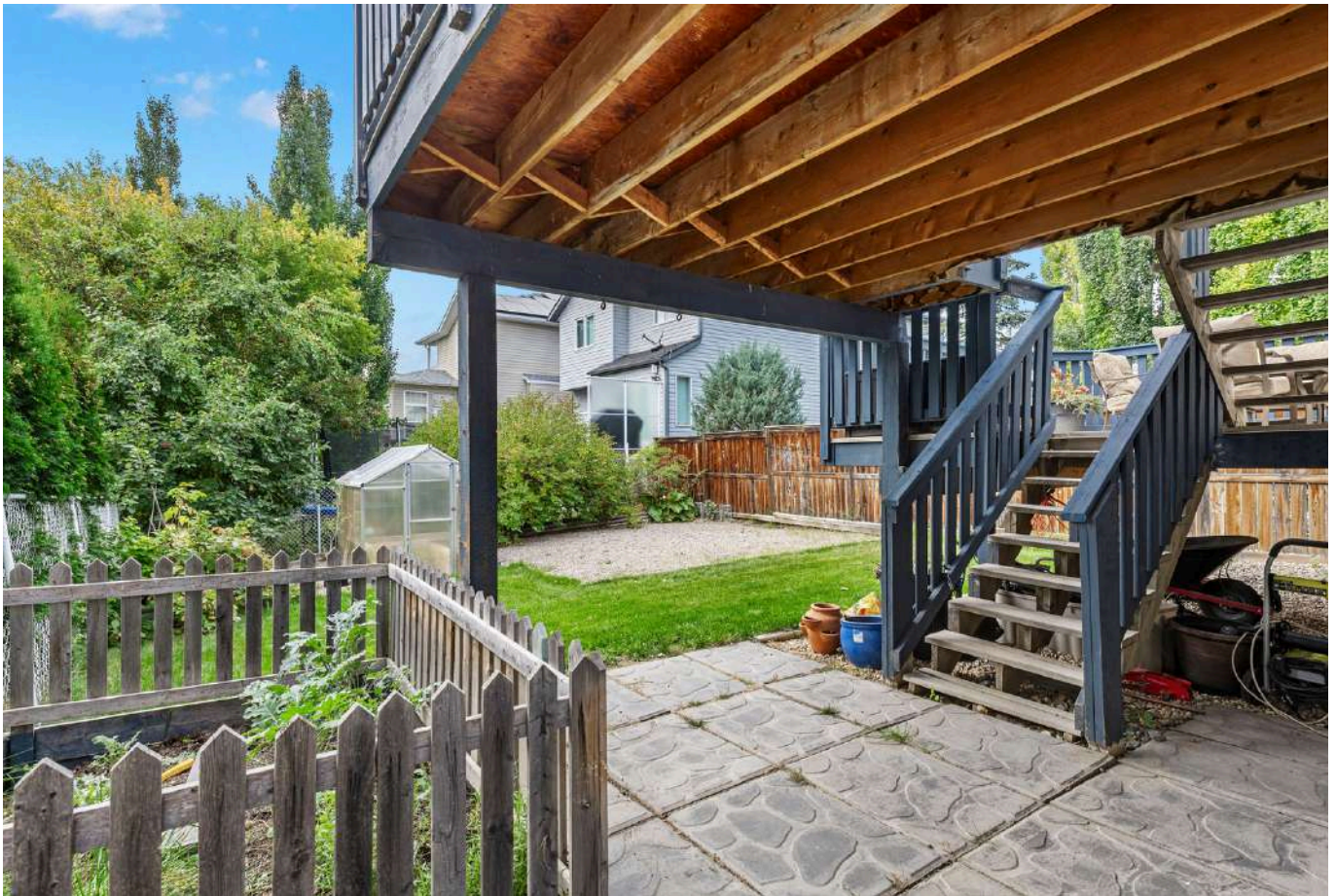












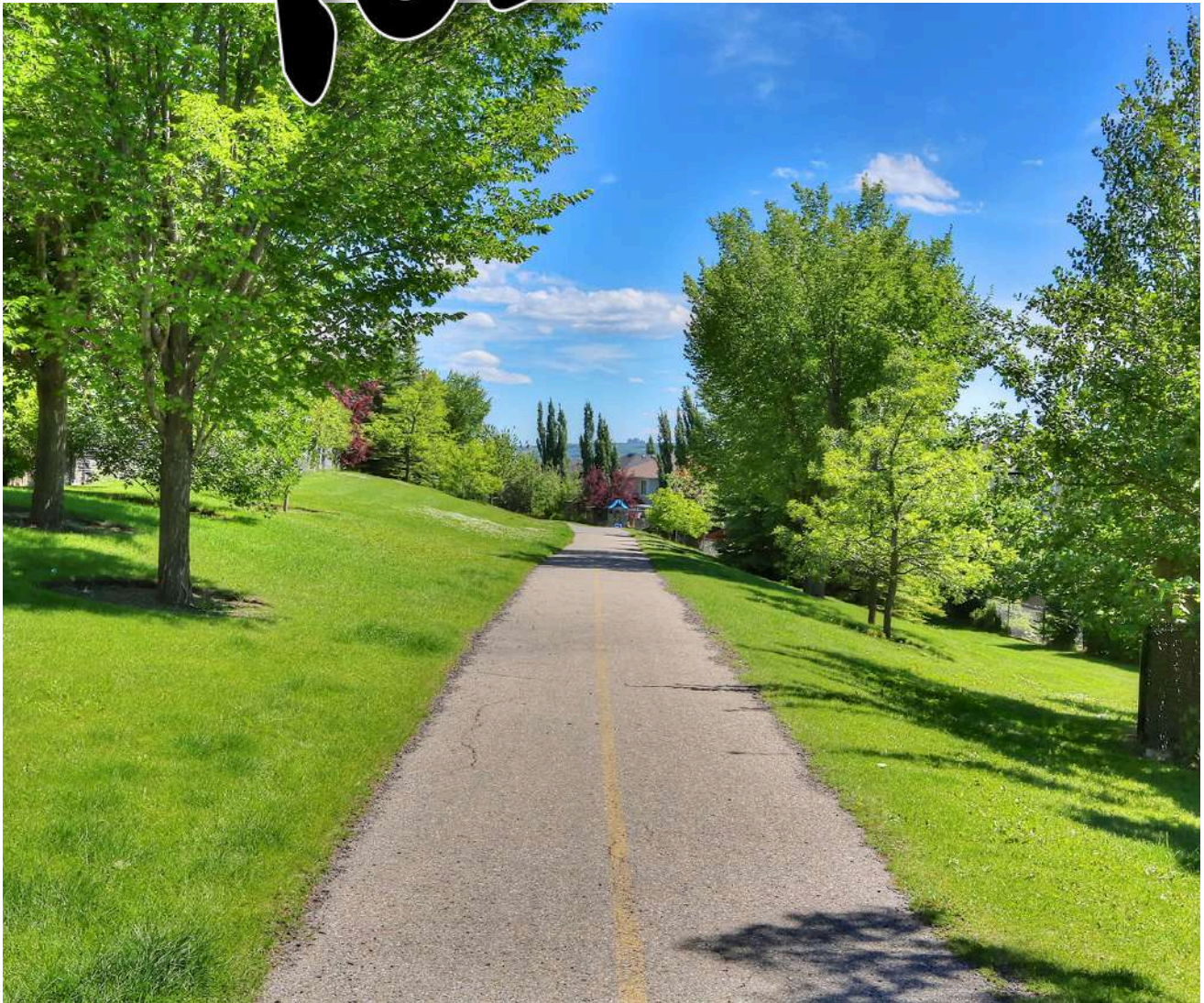






WELCOME TO

Fuscarly



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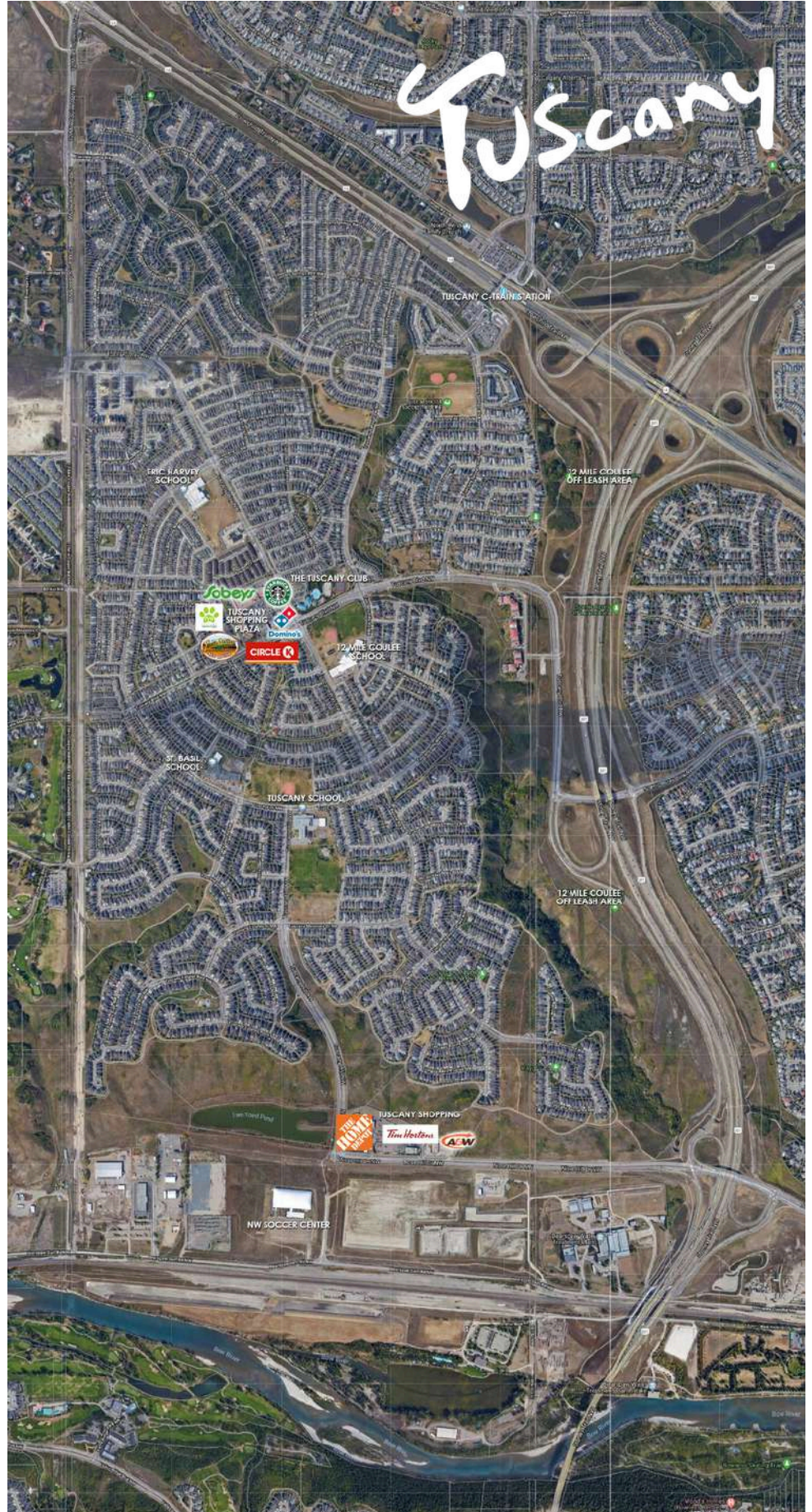
THE COMMUNITY

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, Ace 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

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

Royal Oak Estates Plaza

Cafe Fresco, restaurants, daycare, liquor store, pharmacy, and more.

Royal Oak Shopping Centre

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

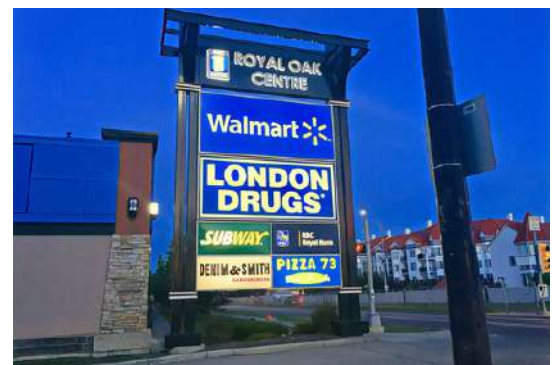
Crowfoot Square

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

Tuscany

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 - 40 Tuscany Springs Way NW

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

CROWFOOT LIBRARY

8665 Nose Hill Drive NW Calgary AB T3G 5T3

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

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.ymcacalgary.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.ymcacalgary.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 & AMMENITIES

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)

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/>

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/>

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>



TUSCANY

