

TUSCANY

113 TUSSLEWOOD BAY NW



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www.themckelviigroup.com



THE **MCKELVIE** GROUP

CALGARY & AREA | REAL ESTATE

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Real Broker

113 TUSSLEWOOD BAY NW

Tucked into a quiet cul-de-sac in the sought-after enclave of Tusslewood in Tuscany, this stunning two storey welcomes you home to one of the largest lots in the community. Immaculately maintained and showing true pride of ownership, this 5 bedroom, 3.5 bathroom home offers 3,540 sq. ft. of developed living space designed for family life and effortless entertaining, and it shows beautifully from the moment you arrive.

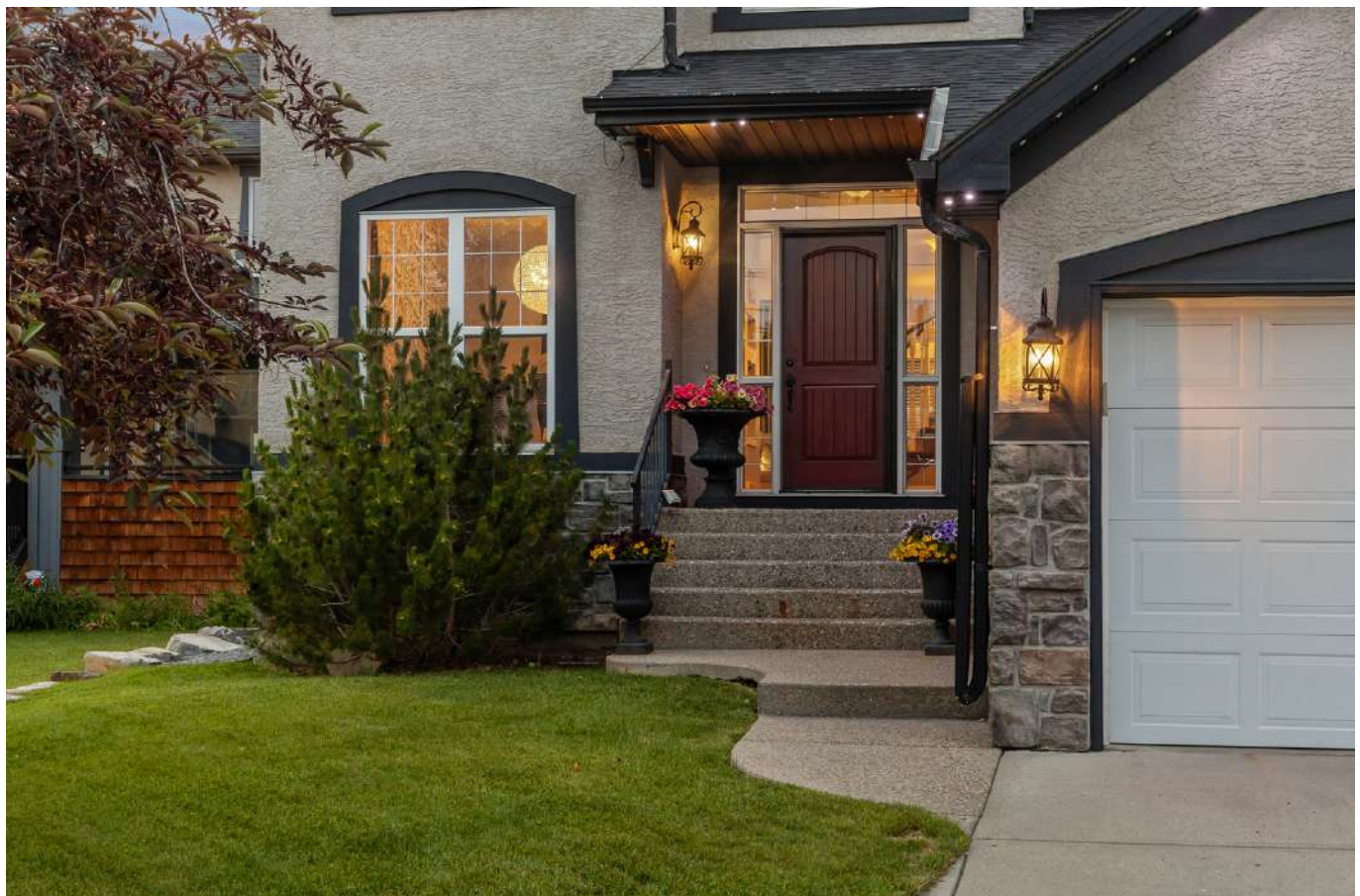
Step inside to a grand, light-filled entrance where a sweeping staircase and rich hardwood floors set the tone. The open concept main floor puts the kitchen at the heart of the home, featuring granite countertops, a large centre island, stainless steel appliances including a gas range and built-in wall oven, and abundant cabinetry finished with glass fronted display cabinets. A generous walk-through pantry and a well appointed laundry room with built-in locker style storage add everyday function to this already elevated space. The adjoining breakfast nook is bathed in natural light and flows seamlessly onto the show-stopping backyard, while a formal dining room and a cozy living room, anchored by a stone faced fireplace, round out the main level.

Upstairs, the primary retreat is a true owner's escape, complete with a spa inspired 5 piece ensuite featuring a corner soaker tub, glass shower and dual vanity, plus a spacious walk-in closet. Two additional bedrooms share a stylish 4 piece bathroom, and a versatile loft space overlooks the staircase below, ideal for a home office or reading nook.

The professionally finished basement extends the living space even further, offering two more bedrooms, a 4 piece bathroom, and a large family room centered on a tiled fireplace, ideal for movie nights, a home gym or hosting guests. Most windows throughout the home are dressed with California shutters, adding a polished, cohesive finish from top to bottom.

Outside, the backyard truly delivers and is the definition of a showstopper. Undoubtedly one of the largest lots in Tuscany, this sun filled yard offers an expansive deck built for entertaining, from summer barbecues to evenings gathered around the fire. Mature trees provide privacy, and there's still plenty of green space left over for kids and pets to play. Set on a quiet street just steps from parks and transit, this home offers the best of Tusslewood living. Tuscany is consistently ranked among Calgary's top communities, and residents enjoy access to the Tuscany Club with its splash park, tennis courts and year round programming, along with excellent schools, the Tuscany C-Train station, and quick access to Crowfoot Crossing for shopping and dining. With Stoney Trail and Highway 1 close by, the mountains are just a quick drive away. This is a rare opportunity to own a meticulously kept, move-in ready home in one of Tuscany's most tranquil pockets. Come see what makes 113 Tusslewood Bay so truly special, and picture yourself calling it home now.





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113 Tusslewood Bay NW Calgary, AB T3L 2Y3

Residential
Active

A2348761

PD:

DOM: 1

LP: \$1,025,000.00

OP: \$1,025,000.00

Banner:

Ready to Make New Family Memories | One of Tuscany's Largest Lots | Premium Cul-De-Sac Location



Class:	Detached	City:	Calgary
County:	Calgary	Subdivision:	Tuscany
Type:	House	Ttl Beds:	5
Levels:	Two	F/H Bth:	3/1
Year Built:	2003	RMS SQFT:	2,399.56
LINC#:	0029816972	LP/SF:	\$427.16
Arch Style:	2 Storey	Suite:	No
# Beds on Main:	0	# EnSuites:	1
# Illegal Suite:	0	# Legal Suite:	0
Possession:	Negotiable		
Lot Dim:		Lot Size:	7798 SF 724.45 SM
Front Length:	13.97M 45' 10"	Lot Depth:	51.86 M 170.15'
Legal Desc:	0310656;100		
Legal Pln:	0310656 Blk:	Lot:	Condo: Yes
Zoning:	R-C1	Tax Amt/Yr:	\$6,649.00/2026
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	S
Restrict:	Restrictive Covenant, Utility Right Of Way		

Recent Change: **09/28/2026 : NEW**

Public Remarks: Tucked into a quiet cul-de-sac in the sought-after enclave of Tusslewood in Tuscany, this stunning two storey welcomes you home to one of the largest lots in the community. Immaculately maintained and showing true pride of ownership, this 5 bedroom, 3.5 bathroom home offers 3,540 sq. ft. of developed living space designed for family life and effortless entertaining, and it shows beautifully from the moment you arrive. Step inside to a grand, light-filled entrance where a sweeping staircase and rich hardwood floors set the tone. The open concept main floor puts the kitchen at the heart of the home, featuring granite countertops, a large centre island, stainless steel appliances including a gas range and built-in wall oven, and abundant cabinetry finished with glass fronted display cabinets. A generous walk-through pantry and a well appointed laundry room with built-in locker style storage add everyday function to this already elevated space. The adjoining breakfast nook is bathed in natural light and flows seamlessly onto the show-stopping backyard, while a formal dining room and a cozy living room, anchored by a stone faced fireplace, round out the main level. Upstairs, the primary retreat is a true owner's escape, complete with a spa inspired 5 piece ensuite featuring a corner soaker tub, glass shower and dual vanity, plus a spacious walk-in closet. Two additional bedrooms share a stylish 4 piece bathroom, and a versatile loft space overlooks the staircase below, ideal for a home office or reading nook. The professionally finished basement extends the living space even further, offering two more bedrooms, a 4 piece bathroom, and a large family room centered on a tiled fireplace, ideal for movie nights, a home gym or hosting guests. Most windows throughout the home are dressed with California shutters, adding a polished, cohesive finish from top to bottom. Outside, the backyard truly delivers and is the definition of a showstopper. Undoubtedly one of the largest lots in Tuscany, this sun filled yard offers an expansive deck built for entertaining, from summer barbecues to evenings gathered around the fire. Mature trees provide privacy, and there's still plenty of green space left over for kids and pets to play. Set on a quiet street just steps from parks and transit, this home offers the best of Tusslewood living. Tuscany is consistently ranked among Calgary's top communities, and residents enjoy access to the Tuscany Club with its splash park, tennis courts and year round programming, along with excellent schools, the Tuscany C-Train station, and quick access to Crowfoot Crossing for shopping and dining. With Stoney Trail and Highway 1 close by, the mountains are just a quick drive away. This is a rare opportunity to own a meticulously kept, move-in ready home in one of Tuscany's most tranquil pockets. Come see what makes 113 Tusslewood Bay so truly special, and picture yourself calling it home now.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P							
Baths:	0	1	0	2	0	0	Bed Abv: 3	Main: 114.83	Mtr2	1,236.01	SqFt		
EnSt Bth:	0	0	0	0	1	0	Rms Abv: 7	Blw Grade: 105.99	Mtr2	1,140.89	SqFt		
								Total AG: 222.92	Mtr2	2,399.56	SqFt		

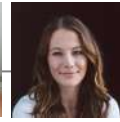
Garage Dims (L x W): 18' 8" x 21' 7"

Property Information

Basement:	Full	Laundry Ft:	Main Level
Basement Dev:	Finished	Basement Ft:	None
Heating:	Forced Air, Natural Gas	Cooling:	None
Construction:	Stucco, Wood Frame	Fireplaces:	2/Basement, Decorative, Family Room, Gas
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile, Hardwood
Exterior Feat:	BBQ gas line, Garden, Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Patio/Porch:	Deck, Front Porch, Rear Porch, See Remarks
Reports:	RMS Supplements, Title		
Parking:	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Front, Gated	Total:	6
Features:	Breakfast Bar, Built-in Features, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Comm Feature:	Clubhouse, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		
Lot Features:	Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Private, Rectangular Lot, See Remarks, Street Lighting		
HOA:	\$75.00/Monthly		
HOA Include:	Amenities w/HOA, Recreation Facility		

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Goods Include: Outdoor architectural lighting, security camera, underground sprinklers with timer in back yard, projector and attached speakers downstairs
Appliances: Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Other Equip: Garage Door Opener
Goods Exclude: None

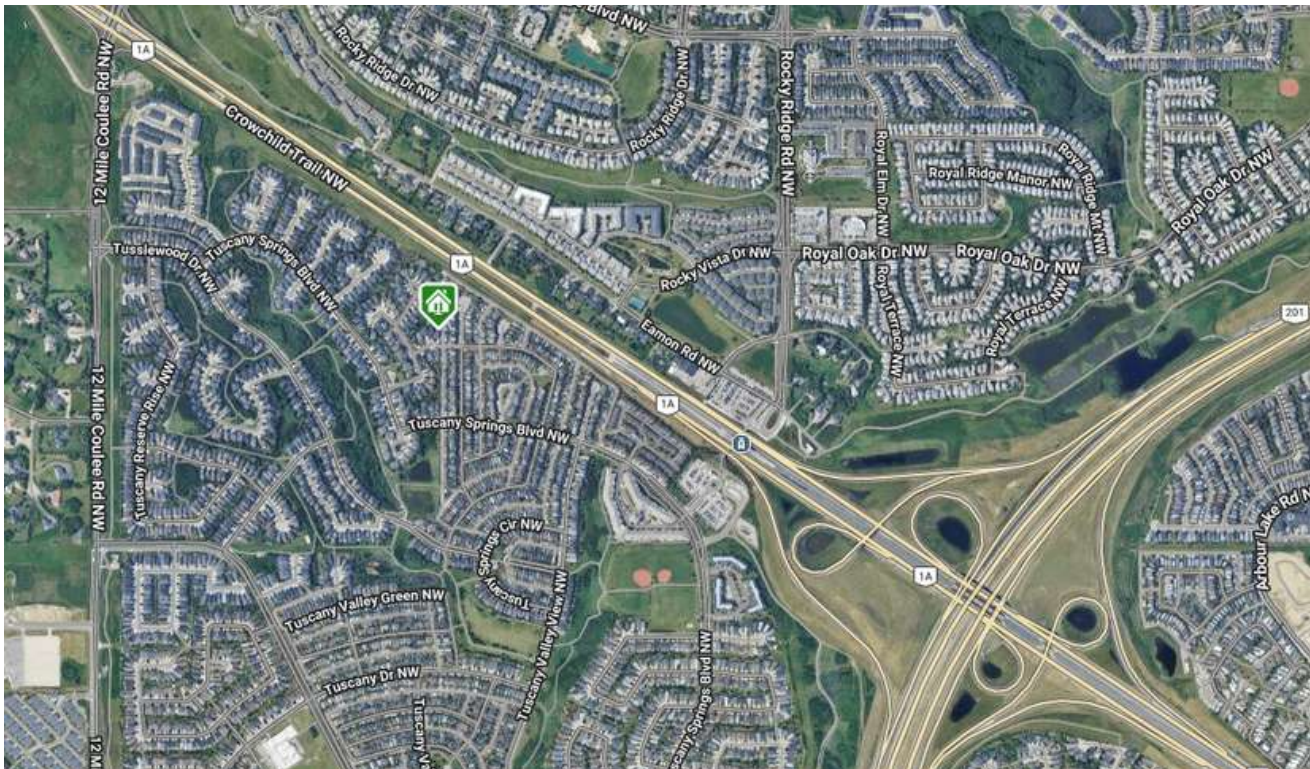
Condo Information

Condo Name:	Z-name Not Listed	Post Tension:		Condo Fee:	\$75.00/Monthly
Condo Type:	Bare Land Condo			HOA:	Yes
Mgmt Co/Ph:	First Service Residential/403 299-1810			Floor #:	
Prk Plan Type:	None	Prk Stall #:		# Elevators:	
Legal Desc:	0310656/100	Storage Type:	None	Total Floors:	
Legal Park:		Locker #:		Common Walls:	
Legal Stor:		Registrd Size:	856	Unit Exposure:	
# of Units:				Unit Factor:	63
Fee Includes:	Amenities of HOA/Condo			Prk Unit Factor:	
Reg Size Incl:	Land			Floor Location:	
Assoc Amen:	Park, Playground, Pool, Recreation Room				
Pets Allowed:	Yes				

Printed Date: 09/29/2026 9:03:42 AM

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

Type	Level	Dimensions	Type	Level	Dimensions
2pc Bathroom	Main	2'9" x 7'1"	Breakfast Nook	Main	10'10" x 13'0"
Dining Room	Main	8'8" x 17'3"	Kitchen	Main	19'5" x 13'4"
Laundry	Main	10'6" x 5'3"	Living Room	Main	14'7" x 17'1"
4pc Bathroom	Upper	6'7" x 8'3"	5pc Ensuite bath	Upper	10'11" x 13'9"
Bedroom	Upper	10'11" x 11'5"	Bedroom	Upper	10'6" x 12'6"
Family Room	Upper	9'2" x 16'11"	Bedroom - Primary	Upper	14'0" x 19'7"
Walk-In Closet	Upper	7'0" x 8'7"	4pc Bathroom	BSMT	8'10" x 4'11"
Game Room	BSMT	21'2" x 36'2"	Bedroom	Lower	11'2" x 11'1"
Bedroom	Lower	10'6" x 12'6"			



THE FLOOR PLAN

MAIN FLOOR:

EXTERIOR AREA:
1236.01 SQ. FT.

INTERIOR AREA:
1135.44 SQ. FT.

EXCLUDED AREA:
429.00 SQ. FT.



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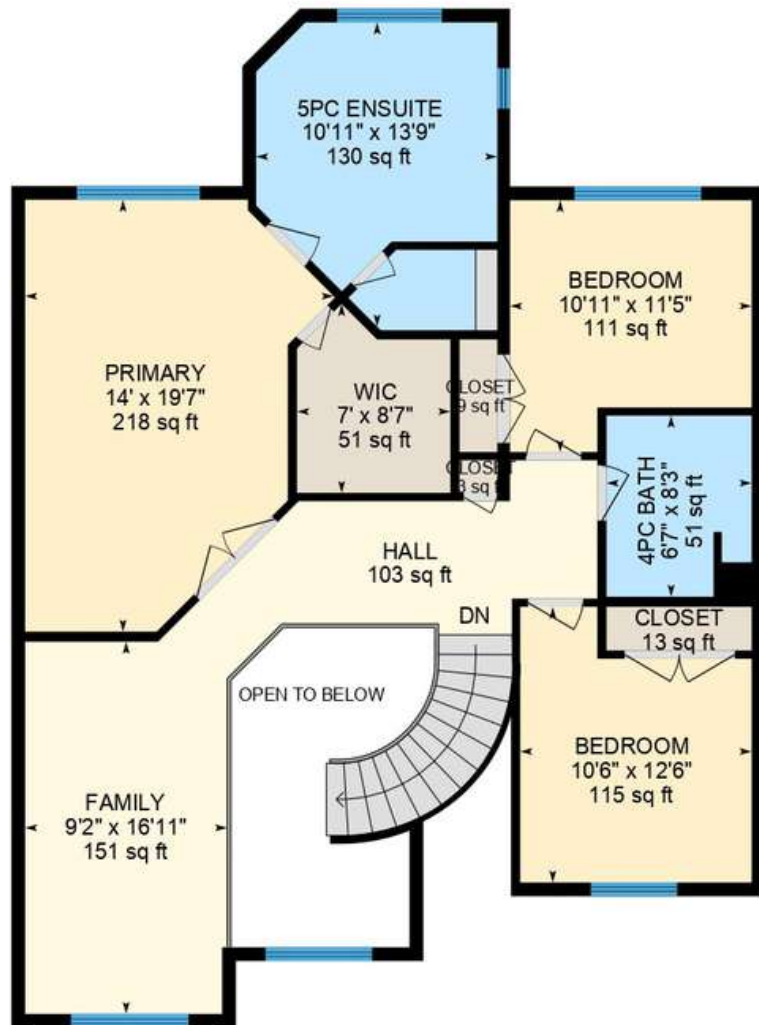
THE FLOOR PLAN

SECOND FLOOR:

EXTERIOR AREA:
1163.54 SQ. FT.

INTERIOR AREA:
1055.47 SQ. FT.

EXCLUDED AREA:
103.55 SQ. FT.



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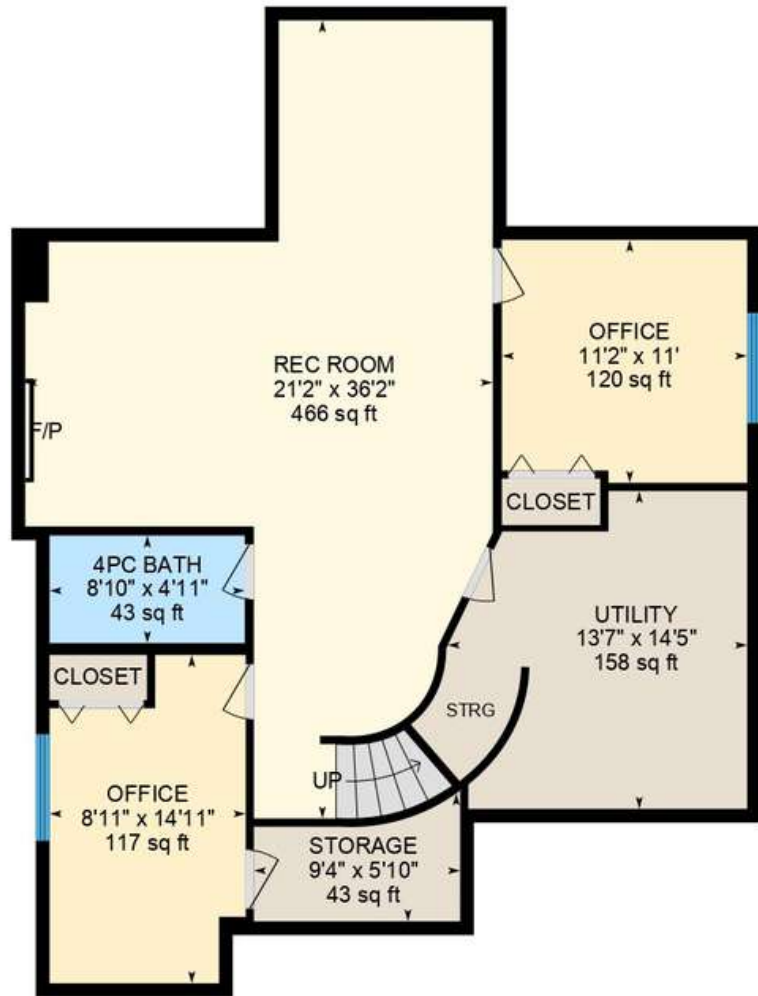
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THE FLOOR PLAN

BASEMENT (BELOW GRADE):

EXTERIOR AREA:
1140.89 SQ. FT.

INTERIOR AREA:
1043.52 SQ. FT.



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ROOM DIMENSIONS

Main Building

MAIN FLOOR

2pc Bath: 2'9" x 7'1" | 19 sq ft
Breakfast: 10'10" x 13' | 133 sq ft
Dining: 8'8" x 17'3" | 150 sq ft
Garage: 18'8" x 21'7" | 388 sq ft
Kitchen: 19'5" x 13'4" | 238 sq ft
Laundry: 10'6" x 5'3" | 55 sq ft
Living: 14'7" x 17'1" | 233 sq ft

2ND FLOOR

4pc Bath: 6'7" x 8'3" | 51 sq ft
5pc Ensuite: 10'11" x 13'9" | 130 sq ft
Bedroom: 10'11" x 11'5" | 111 sq ft
Bedroom: 10'6" x 12'6" | 115 sq ft
Closet: 13 sq ft
Closet: 9 sq ft
Closet: 3 sq ft
Family: 9'2" x 16'11" | 151 sq ft
Hall: 103 sq ft
Primary: 14' x 19'7" | 218 sq ft
Wic: 7' x 8'7" | 51 sq ft

BASEMENT

4pc Bath: 8'10" x 4'11" | 43 sq ft
Office: 11'2" x 11' | 120 sq ft
Office: 8'11" x 14'11" | 117 sq ft
Rec Room: 21'2" x 36'2" | 466 sq ft

Room Measurements

Storage: 9'4" x 5'10" | 43 sq ft
Utility: 13'7" x 14'5" | 158 sq ft

Main Building

MAIN FLOOR

Interior Area: 1135.44 sq ft
Excluded Area: 429.00 sq ft
Perimeter Wall Thickness: 7.5 in
Exterior Area: 1236.01 sq ft

2ND FLOOR

Interior Area: 1055.47 sq ft
Excluded Area: 103.55 sq ft
Perimeter Wall Thickness: 7.5 in
Exterior Area: 1163.54 sq ft

BASEMENT (Below Grade)

Interior Area: 1043.52 sq ft
Perimeter Wall Thickness: 7.5 in
Exterior Area: 1140.89 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 2190.91 sq ft
Excluded Area: 532.55 sq ft
Exterior Area: 2399.56 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.

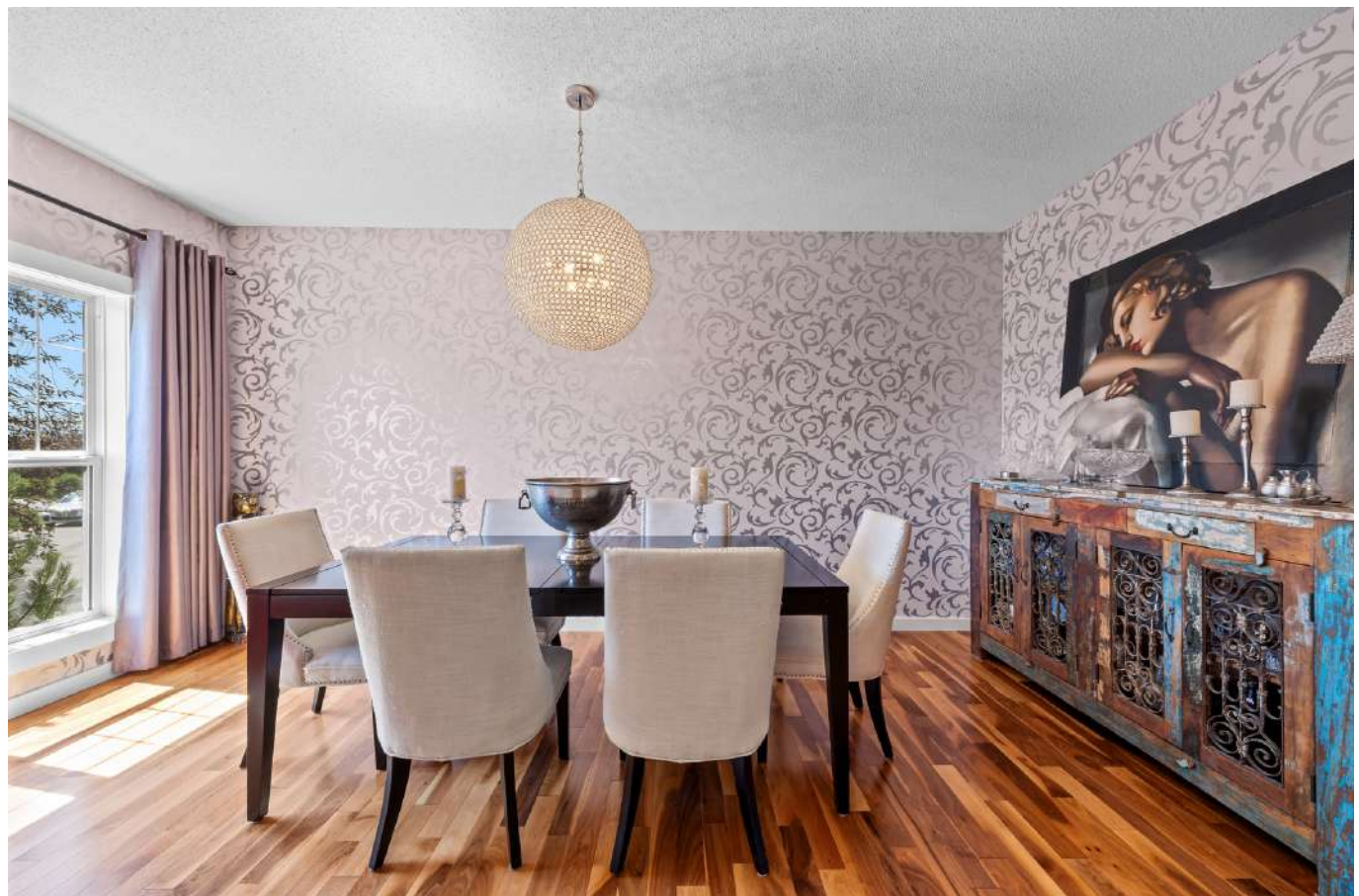
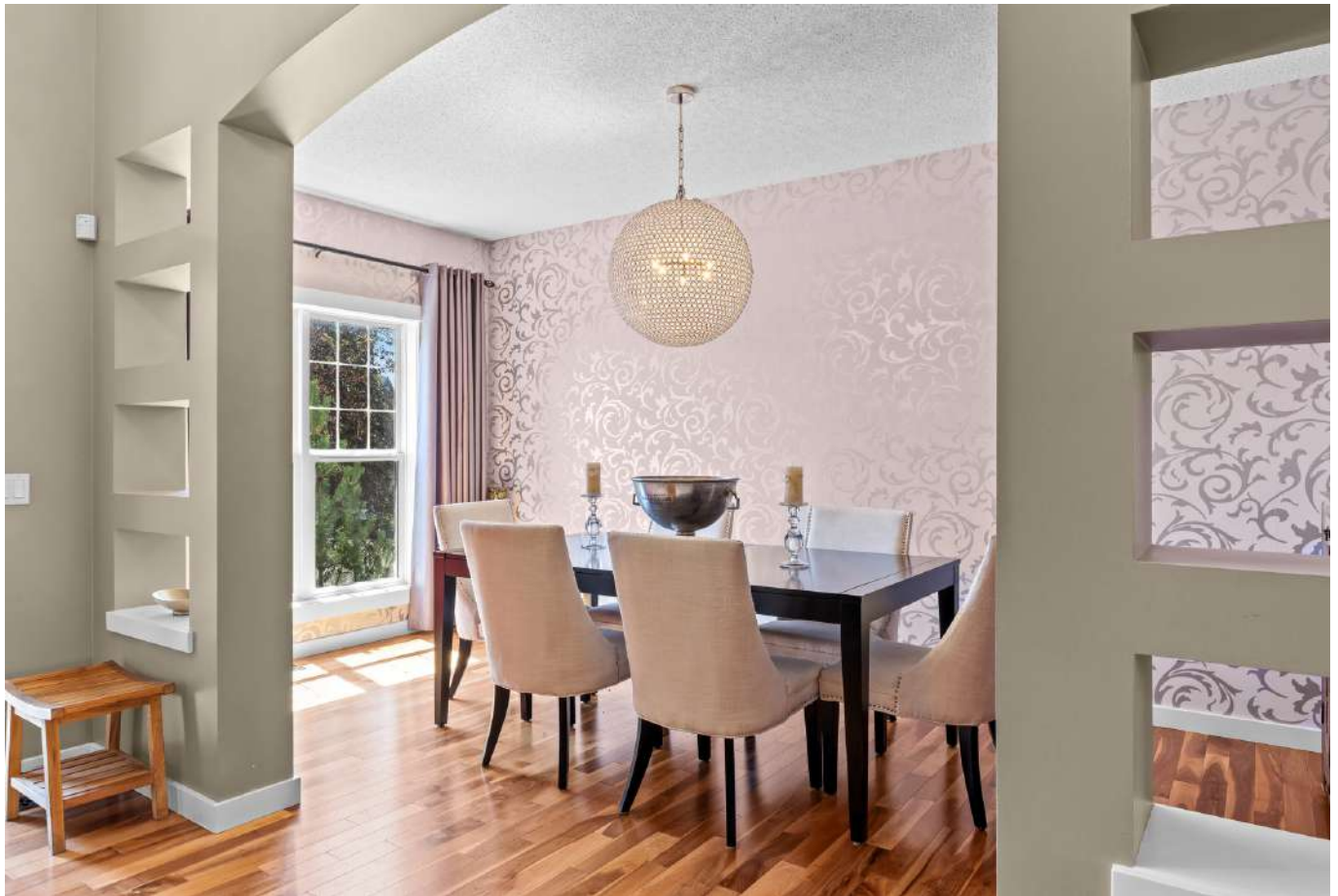
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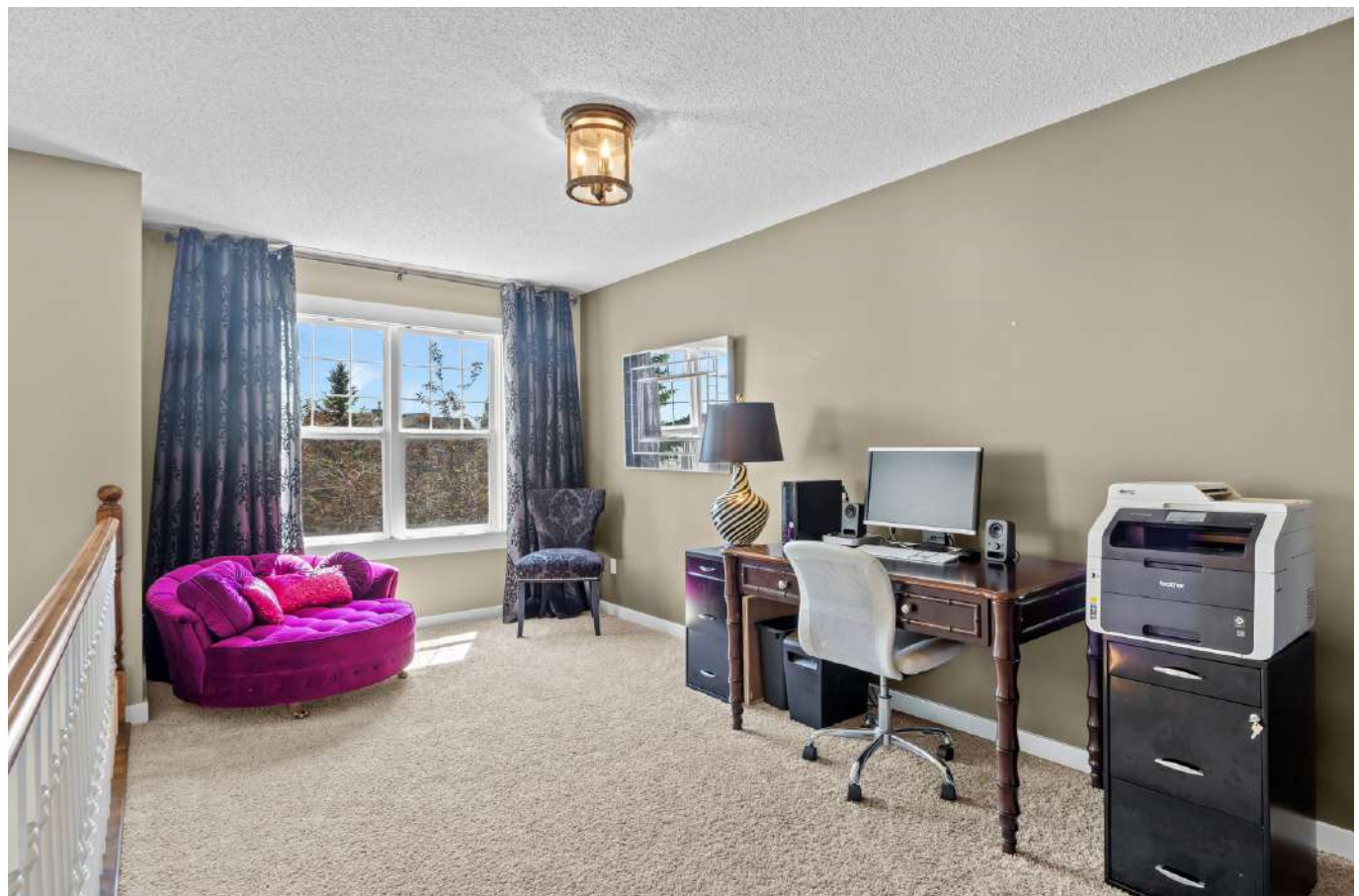
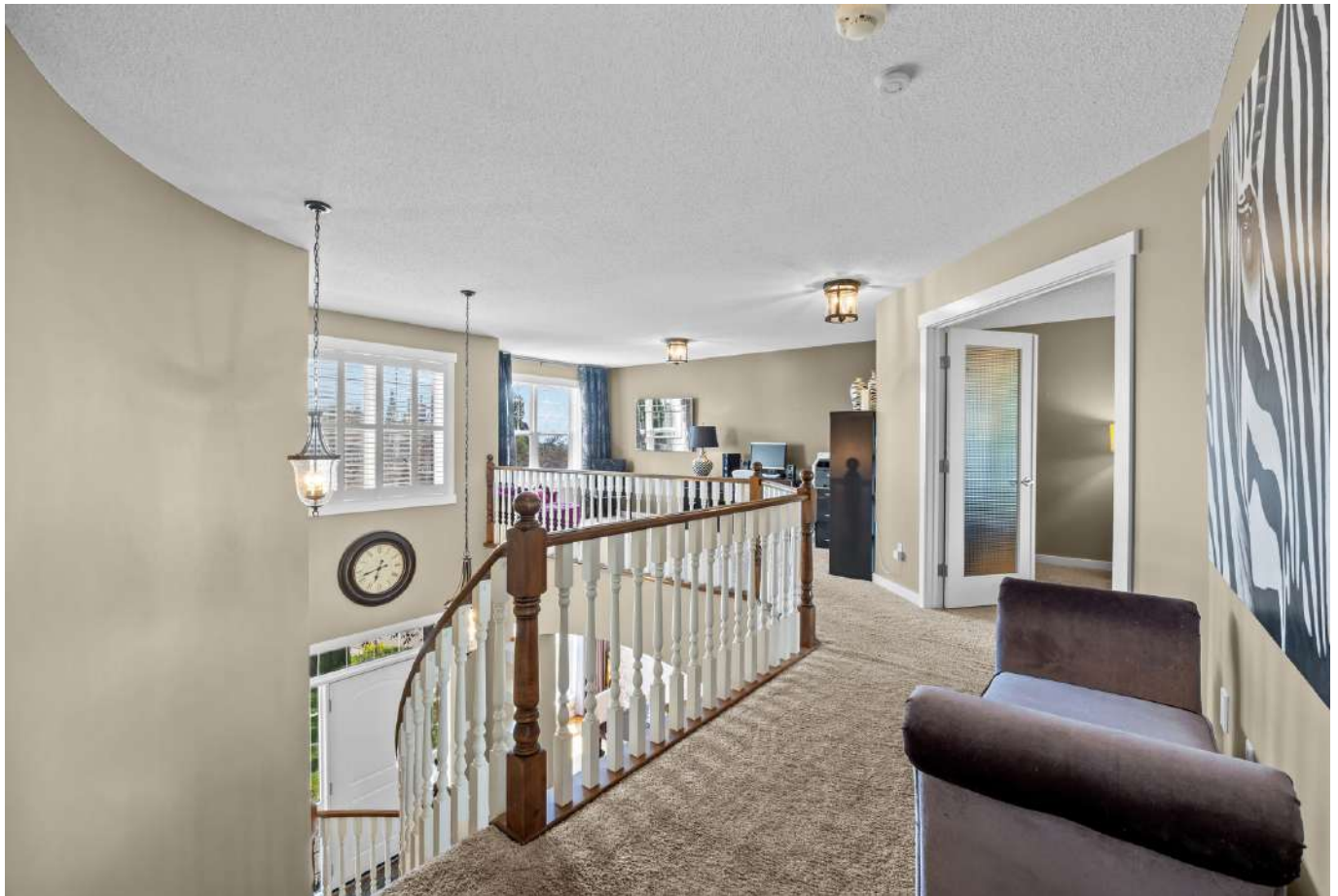




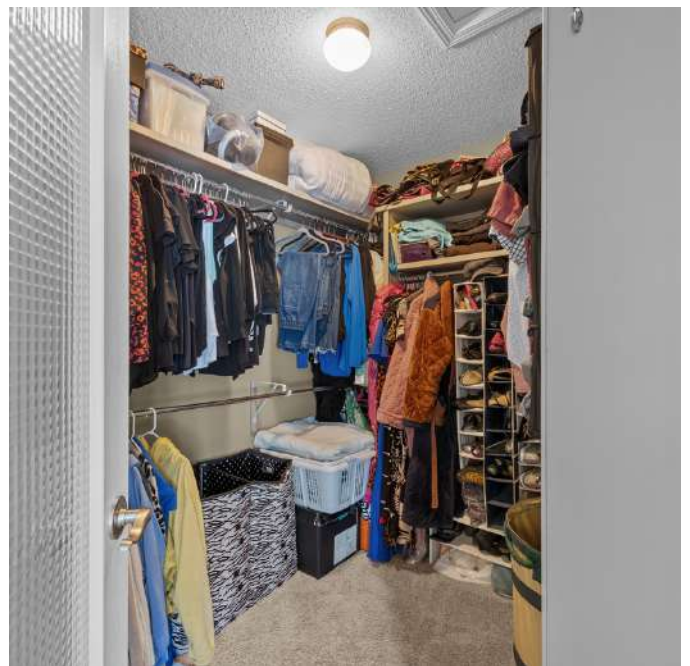




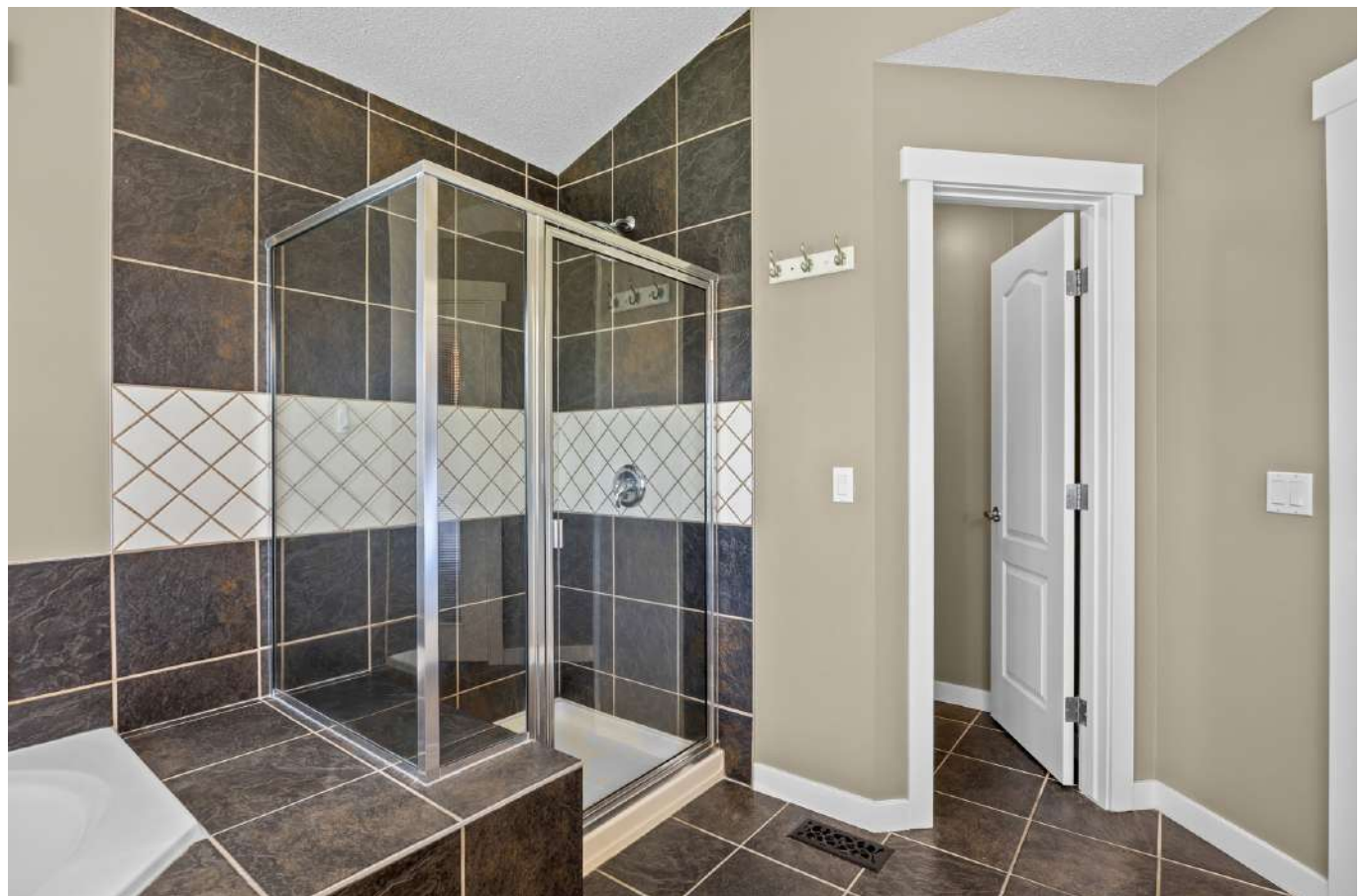


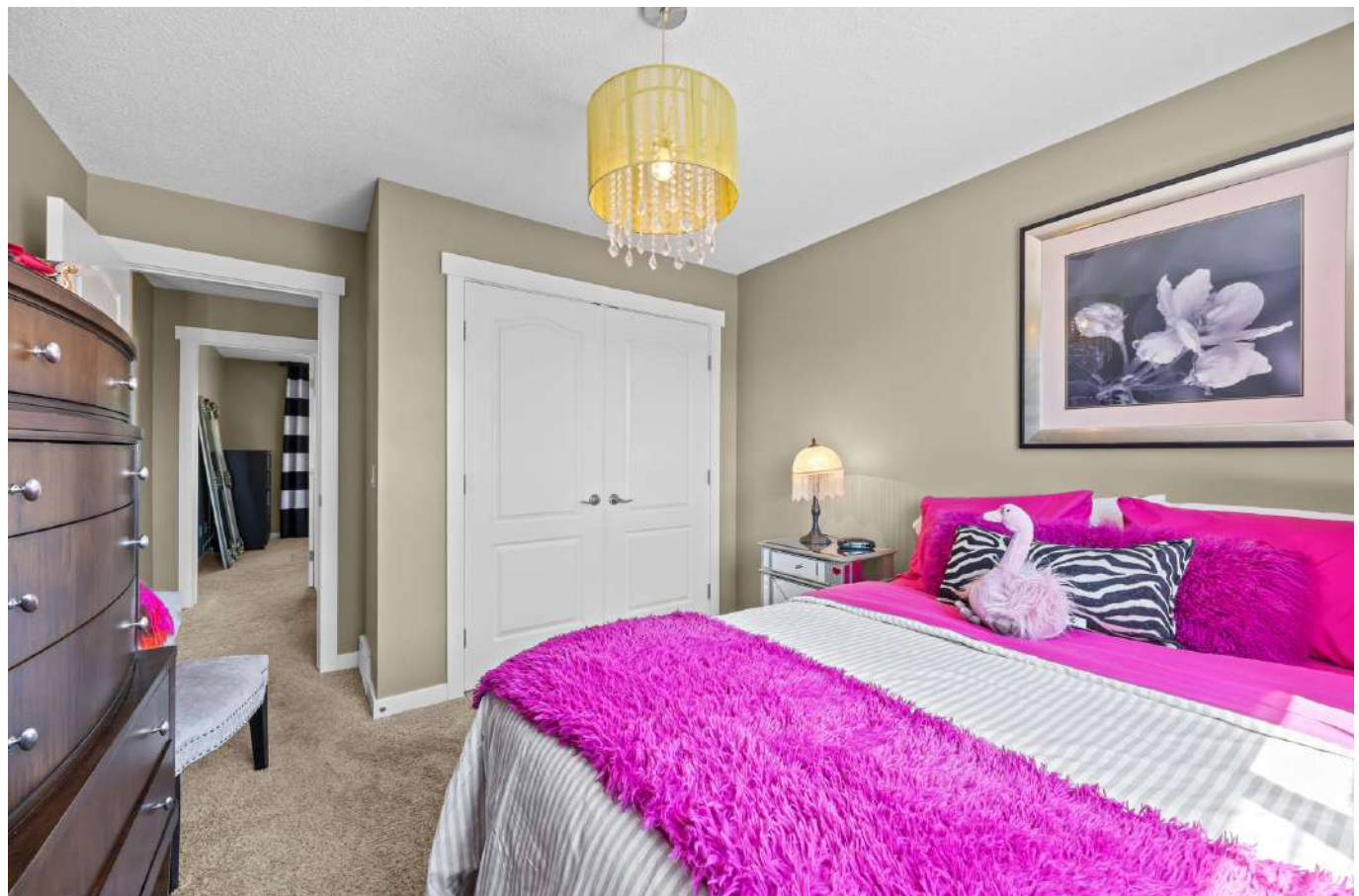










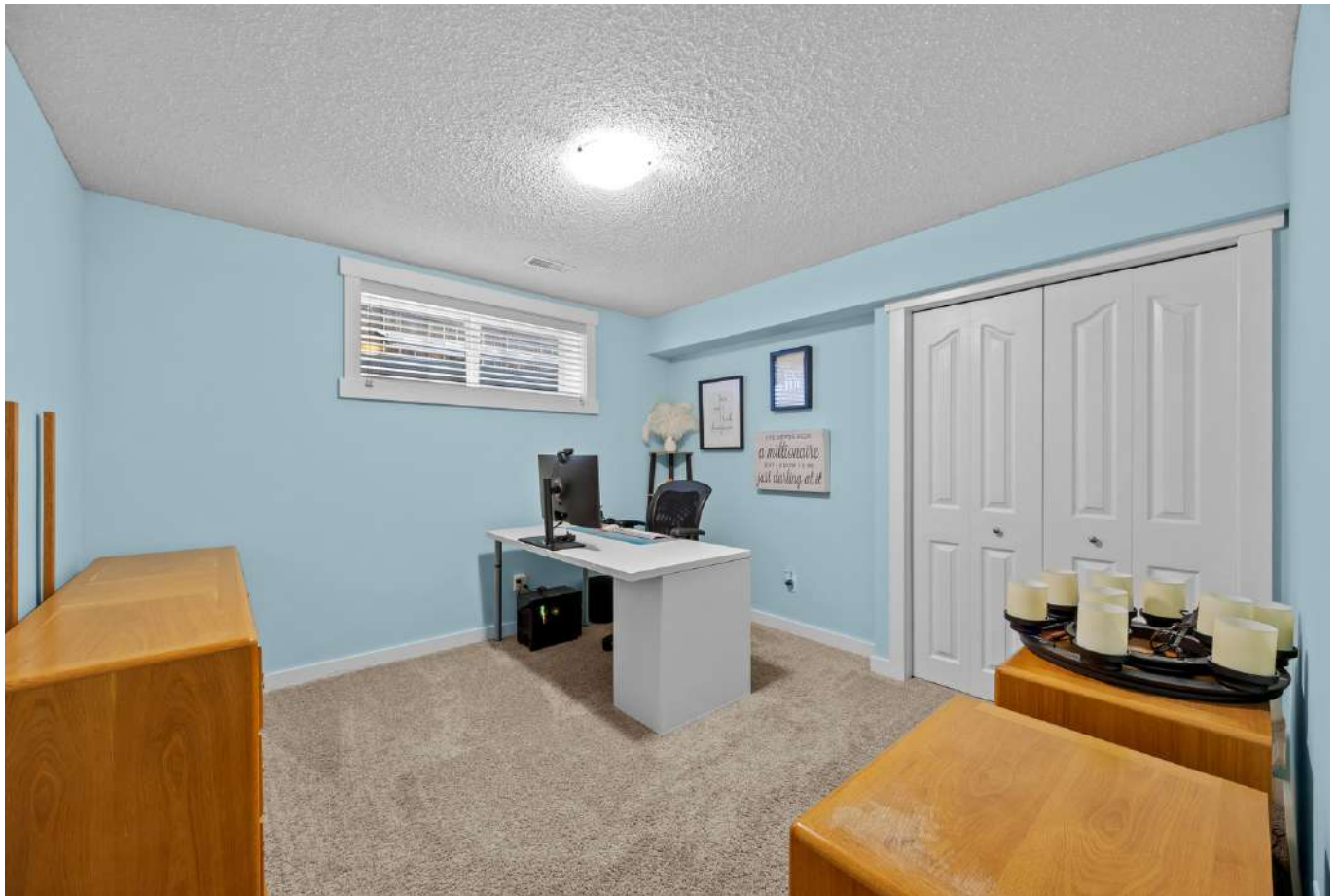


























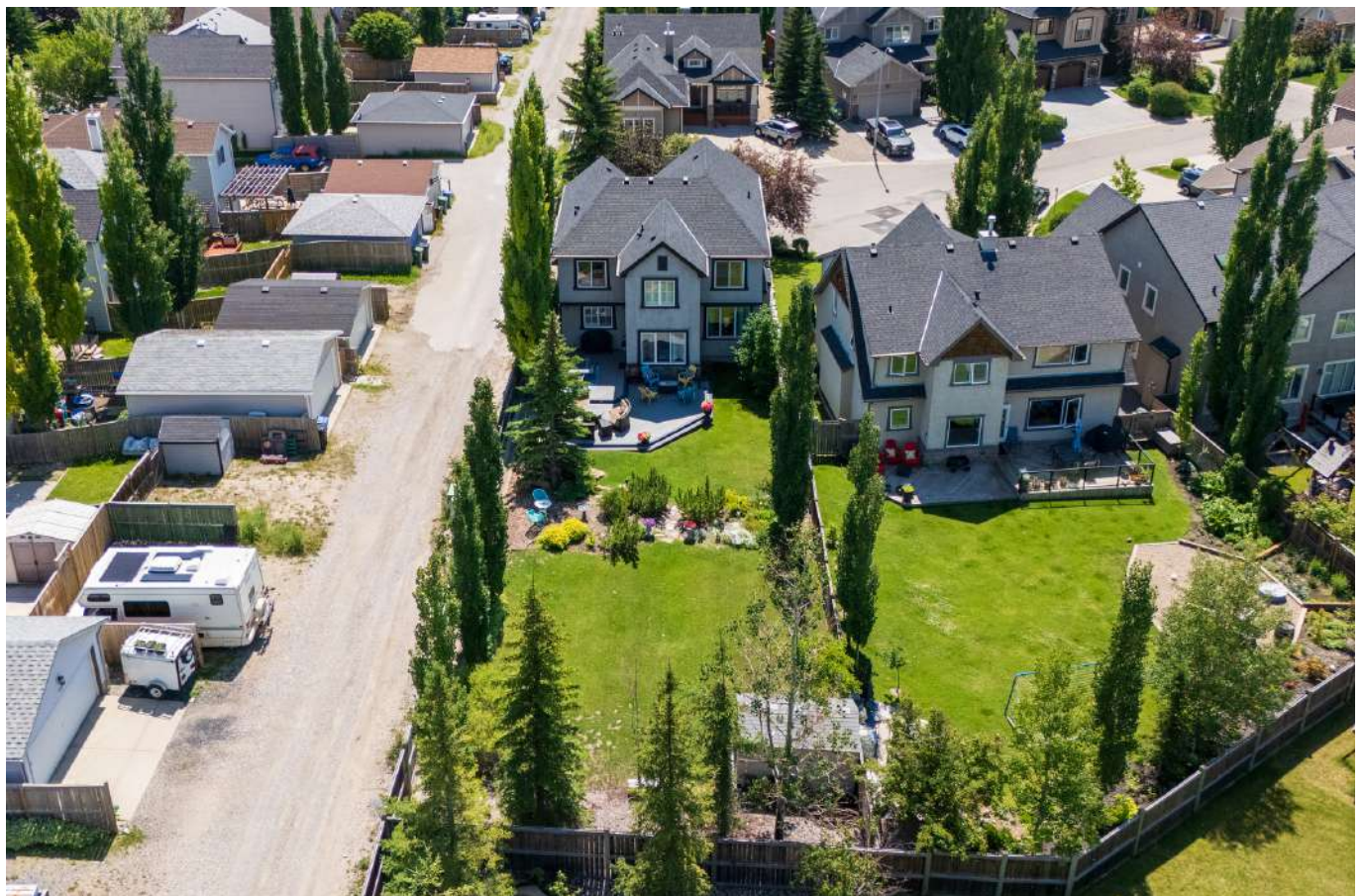
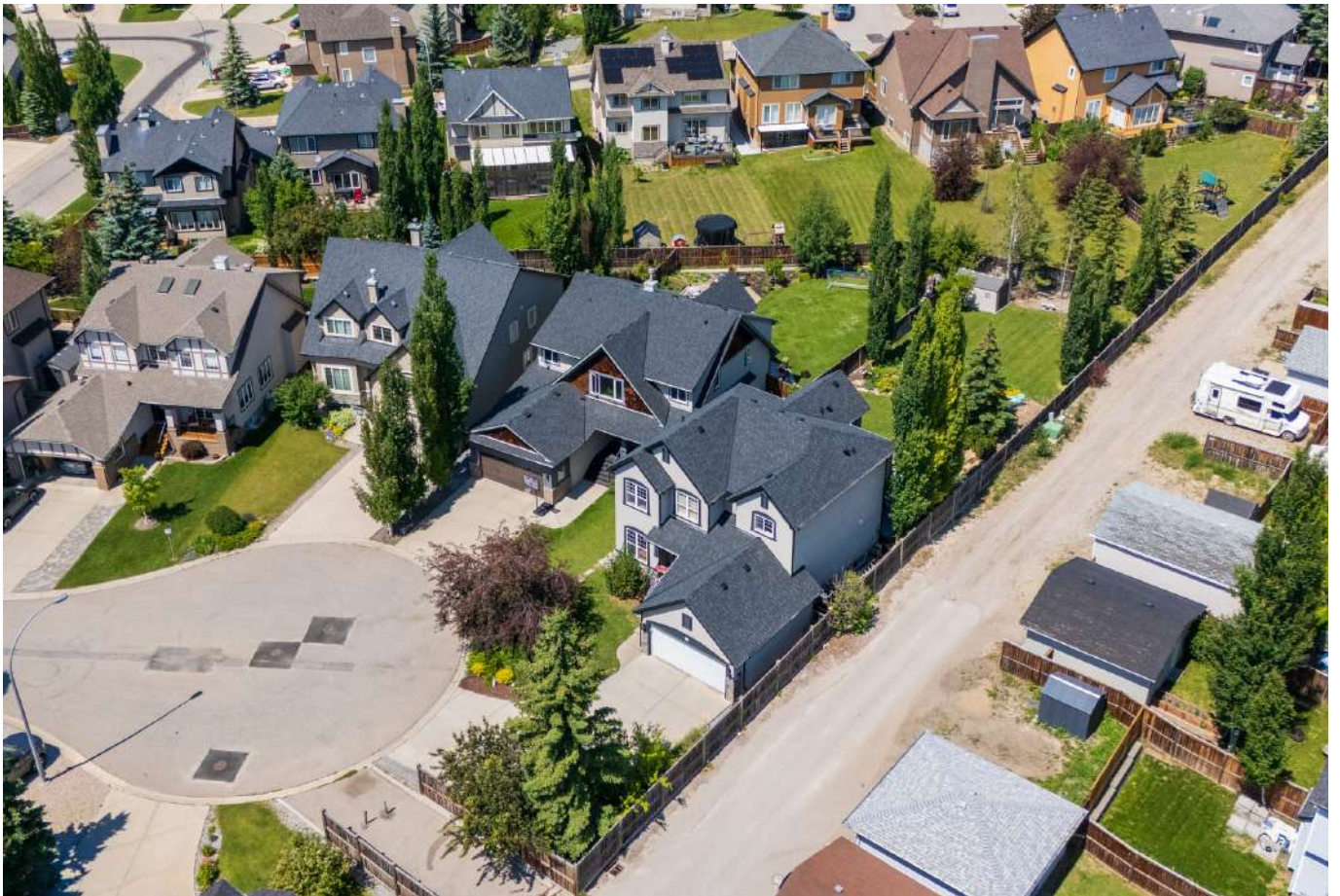




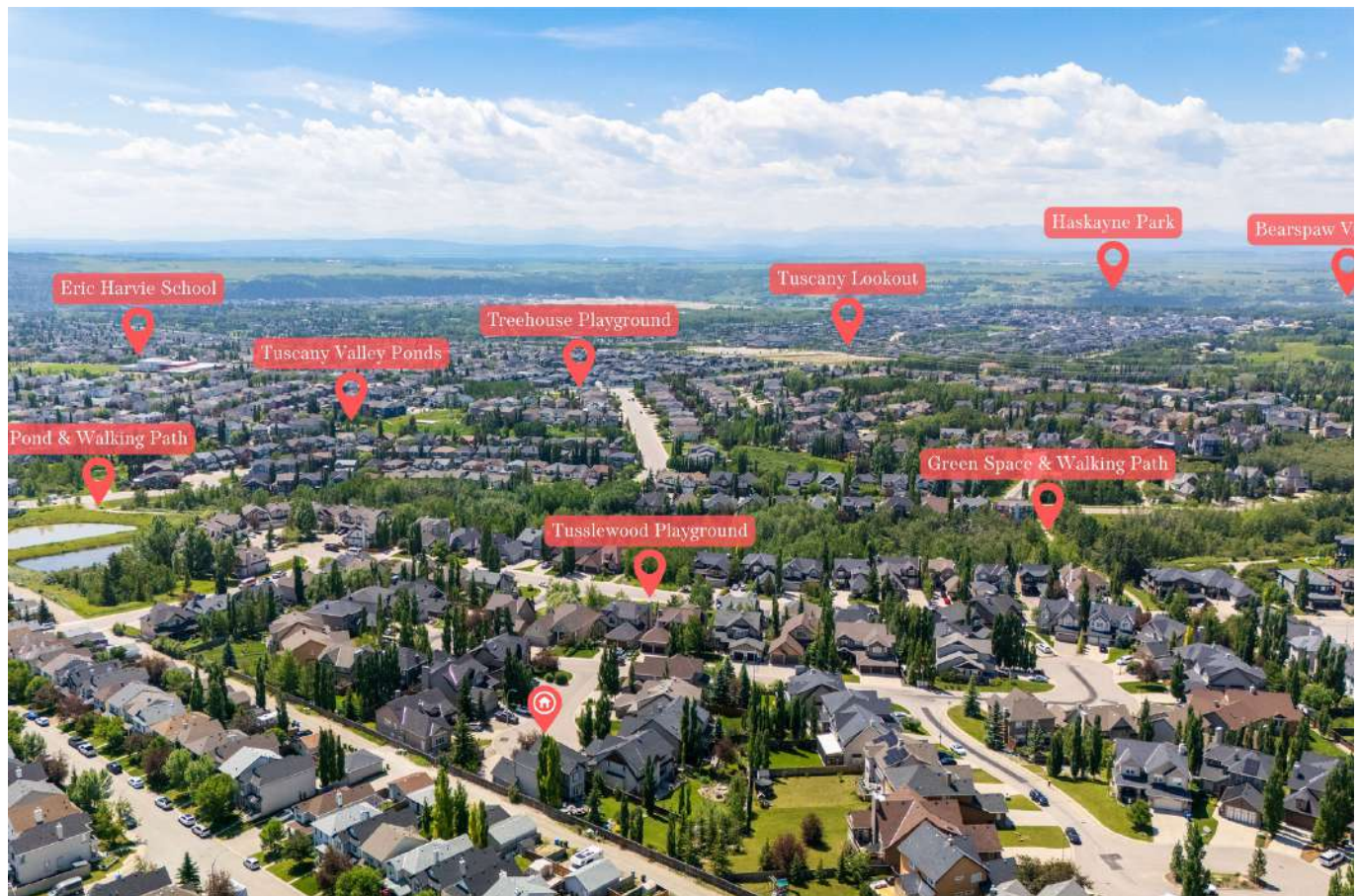
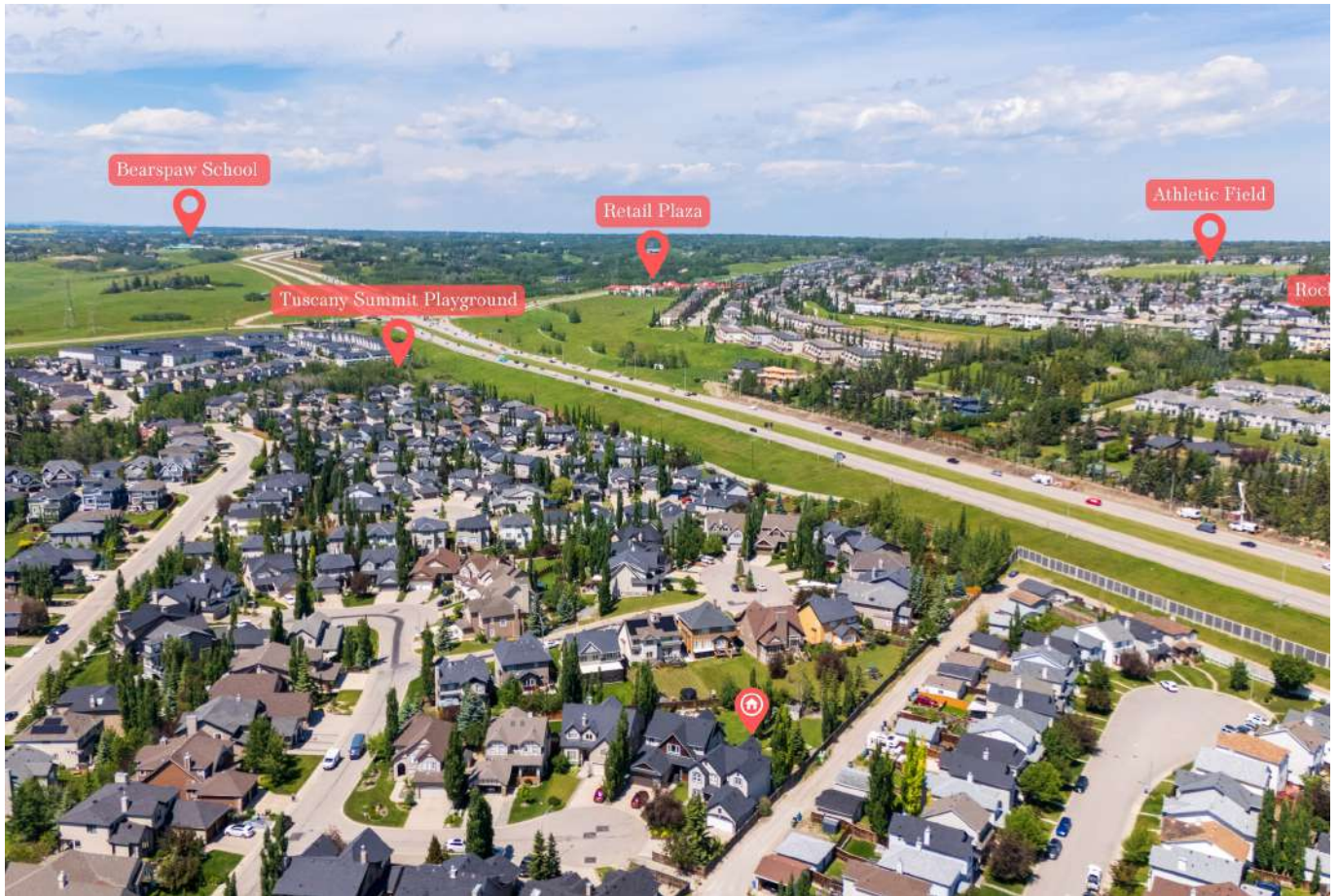


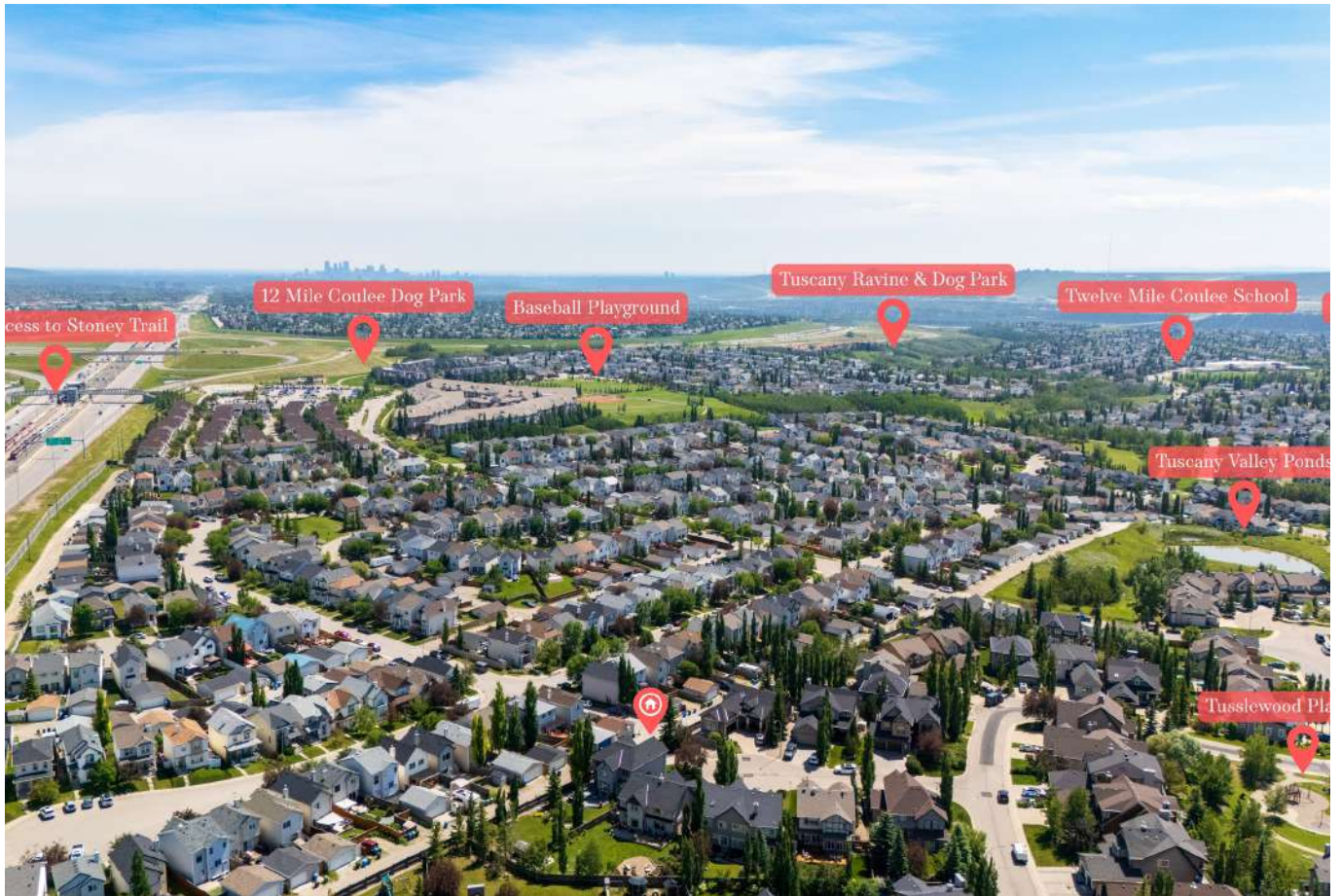












WELCOME TO

TUSCANY



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THE COMMUNITY

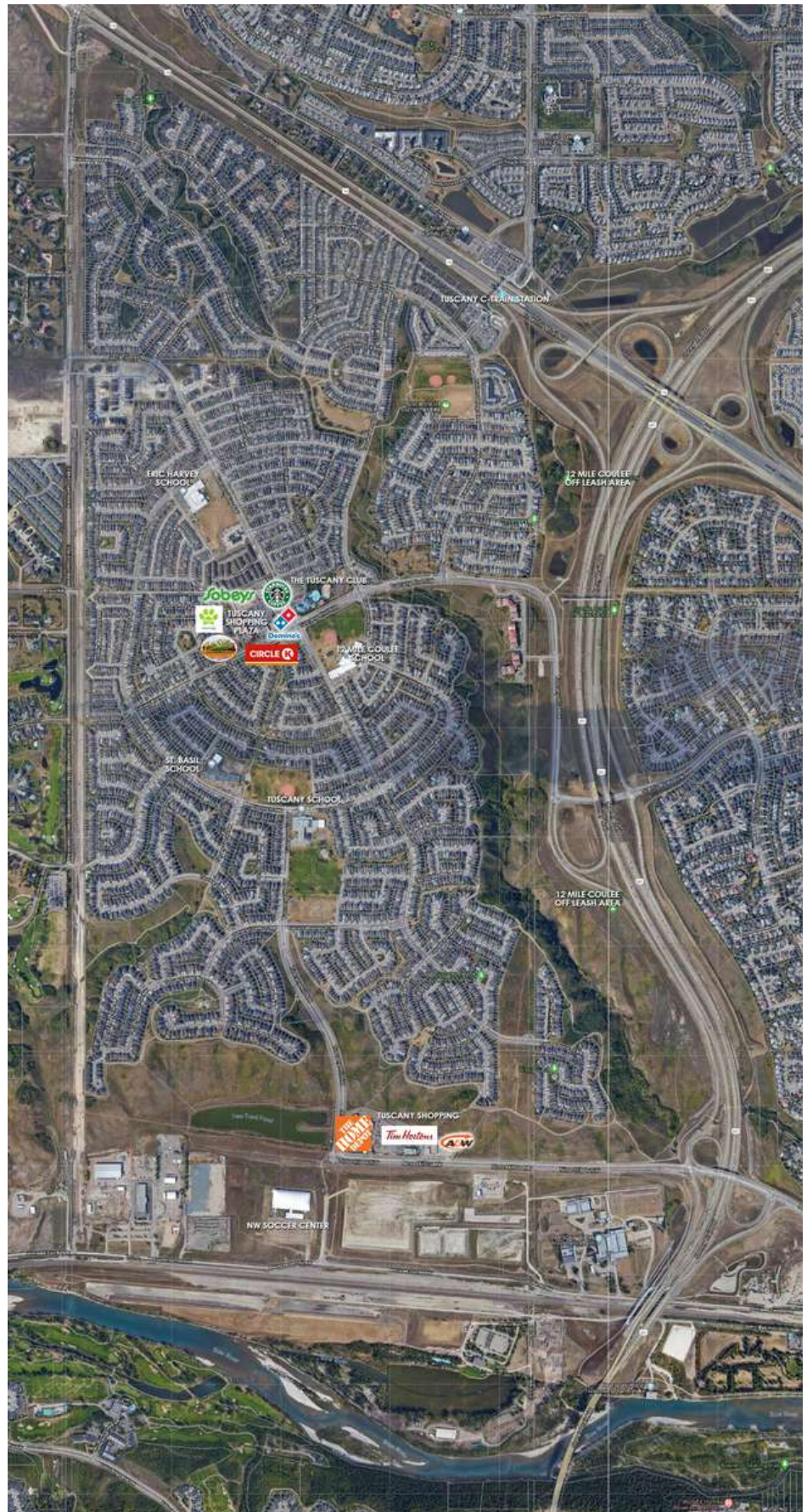
Tuscany

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:

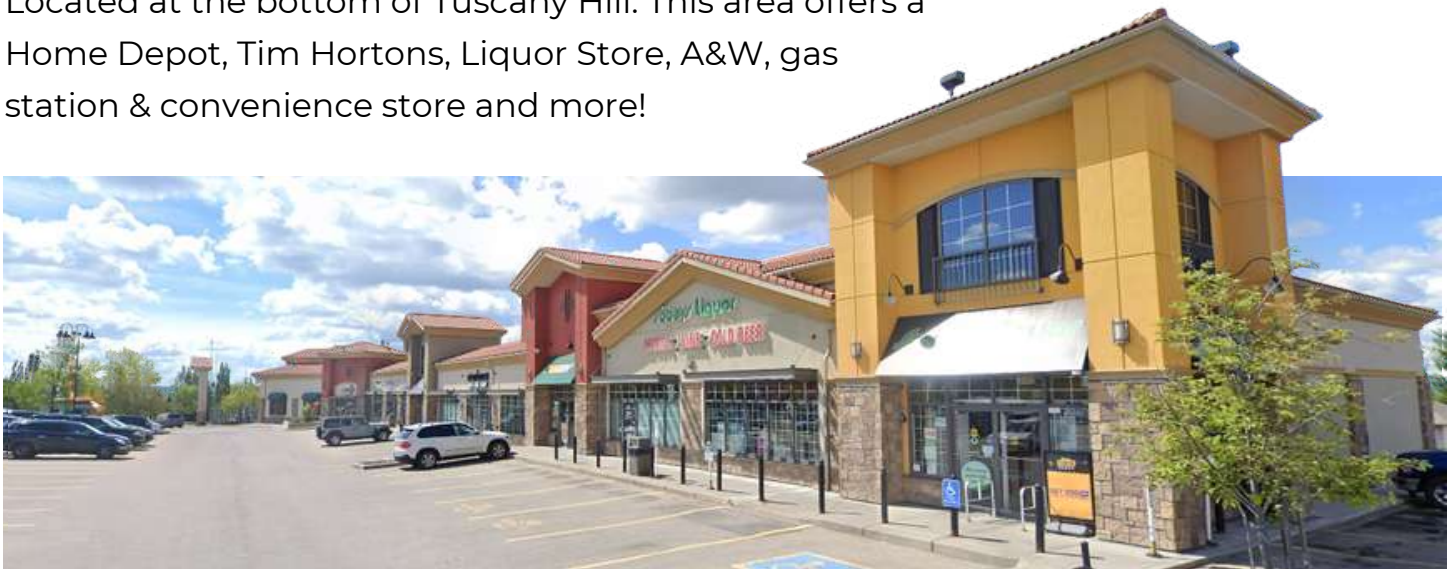
The community offers two shopping areas.

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/schedule-s-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.

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

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 & 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>

