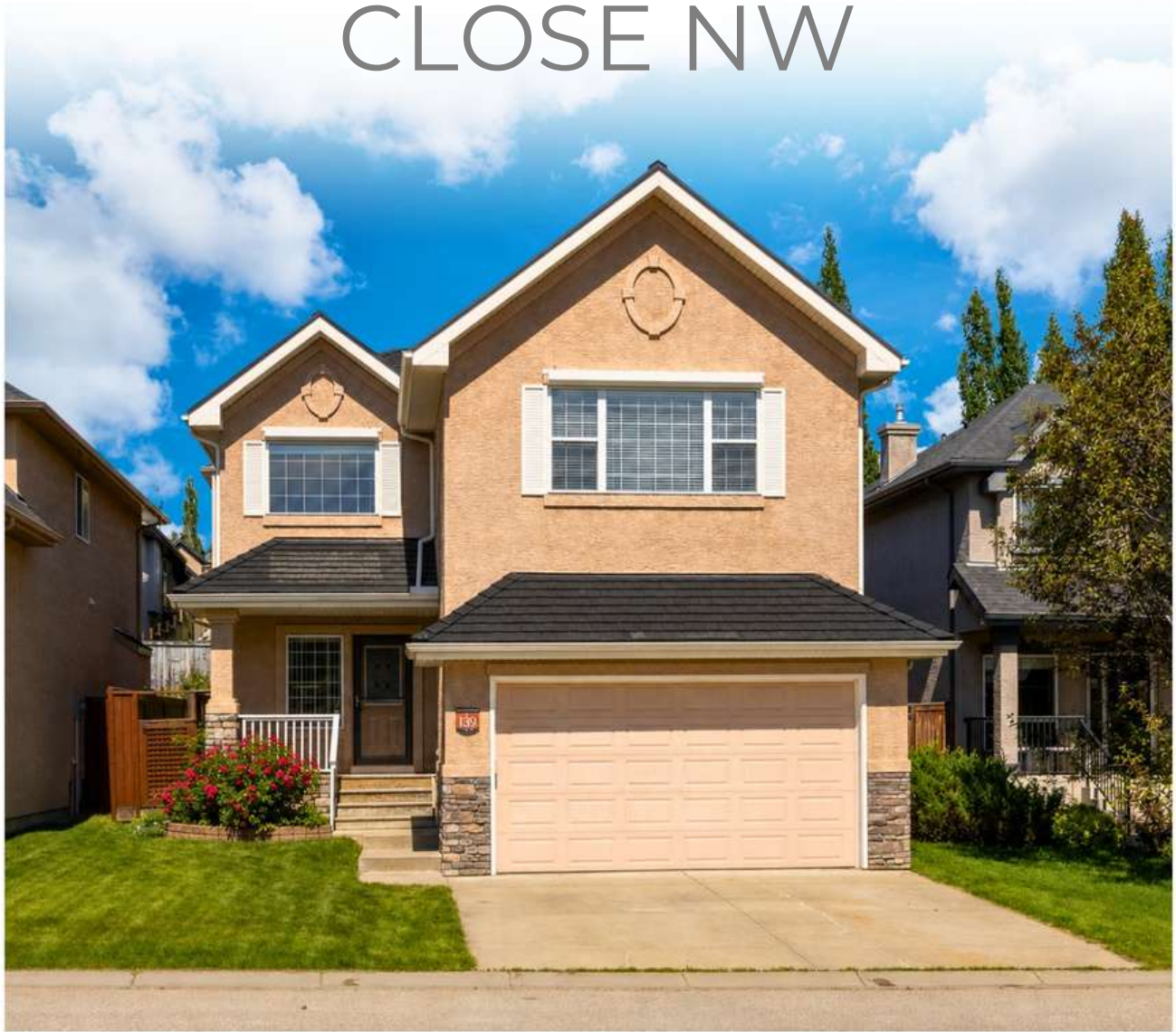


# 139 TUSCANY RIDGE CLOSE NW

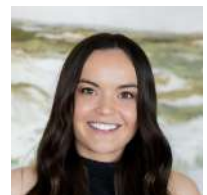


MacKenzie Robertson

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[themckelvielgroup.com](http://themckelvielgroup.com)



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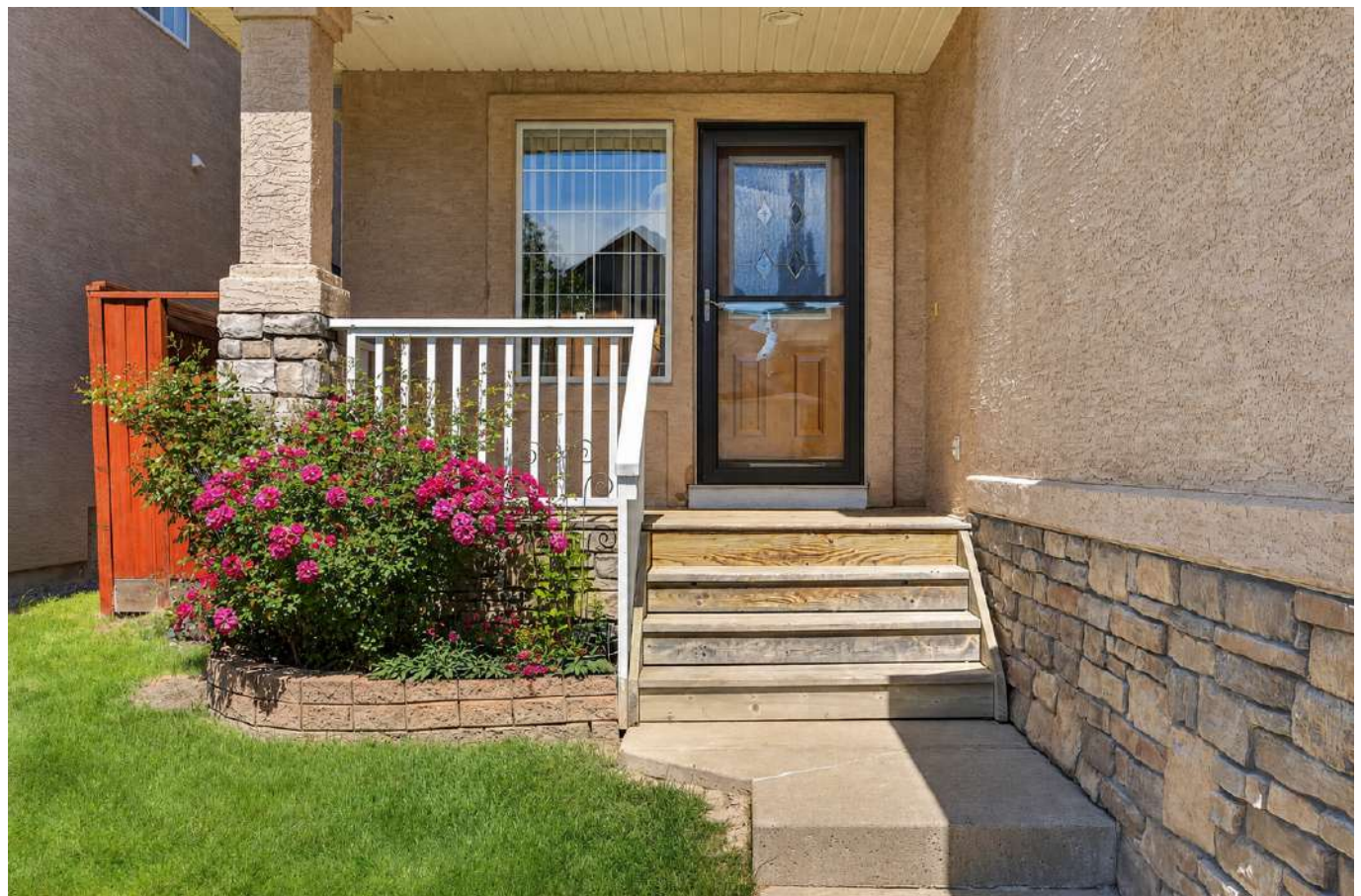
# 139 TUSCANY RIDGE CLOSE NW

Built by Albi Homes and thoughtfully upgraded, this Hillside Estate-style residence reflects more than two decades of prideful ownership. Numerous upgrades beyond the builder's original specification were chosen to add lasting quality, including Blue Pearl Granite, upgraded flooring, plumbing, lighting and electrical, enhanced bathrooms, landscaping, security wiring and central vacuum rough-ins. That same care continued over the years with a Knight high-efficiency boiler and hot water tank, brand-new water softener in 2026, and Euroshield rubber tile roofing, offering exceptional longevity. Inside, rich tile and travertine accents bring warmth and character to bright, welcoming spaces, where large windows draw in natural light and a stacked-stone fireplace makes the living room the kind of place you'll want to settle into with a good book. The kitchen sits comfortably at the heart of it all, equally suited to a house full of friends and family. Maple cabinetry offers generous storage, while granite extends across the counters and tiered island, for plenty of room to prep dinner, pull up a stool or entertain. An undermount sink and newer high-end stainless-steel appliances, including a Miele dishwasher, Samsung range and Bosch refrigerator, offer exceptional functionality, while the walk-through pantry seamlessly connects the kitchen and the mudroom, creating a practical and efficient flow for family living. Just beyond, the breakfast nook opens to a backyard that took years to create. Mature perennial beds return season after season, creating an established garden that feels private, and genuinely loved. With a gas line on the deck, summer naturally moves outdoors, from morning coffee among the gardens to barbecues and long dinners. Upstairs, the vaulted bonus room brings character with arched architectural niches and flexible space for movie nights, working from home or simply unwinding, with motorized blinds adding convenience. The primary suite offers its own sense of retreat, with a walk-in closet and generous vanity with built-in makeup desk making mornings easy, while a jetted corner tub and separate shower with full-height tile invite a slower pace at day's end. Additional large bedrooms and a full bathroom complete the upper level. Downstairs, the fully developed basement brings the home to more than 3,200 sq. ft. of total living space, with hydronic in-floor heating extending from the basement through to the main floor for exceptional comfort. A generous recreation room with travertine stone tile, additional bedroom and three-piece bathroom create inviting space on the lower floor for teenagers, overnight guests or extended family. Dedicated cold storage is an added rarity, ideal for wine, preserves or additional storage. Beyond the home itself is the lifestyle that has kept families choosing Tuscany for years: walk to St. Basil, the Tuscany Club, then come home to a place that has been designed for the everyday moments that make a house feel like home.

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# Upgrades & Special Features

## **139 TUSCANY RIDGE CLOSE NW**

Executive Albi-built Home in Tuscany Hillside Estates offering over 3,200 sq ft of developed living space.

### **MAJOR-VALUE IMPROVEMENTS – PREMIUM MECHANICAL AND STRUCTURAL UPGRADES**

- Euroshield Rubber roof tiles (installed 2015), save on insurance
- New water softener 2026
- Hot water and in-floor heating system
  - Newer Lochinvar Knight high efficiency boiler 2011 (20 yr lifespan)
  - Newer indirect hot water heater SSS081 Lochinvar (2011) 20 yr lifespan
  - Hydronic heat (Rehau) in basement and main floor (2011) so there are two sources of heat
- Lennox Health Climate Heat Recovery Ventilator 2012 (connected to bathroom fans)
- Furnace high efficiency SLP98 2011
- Roof insulation added 2012
- Updated high-end appliances so no need for replacements
  - Bosch 2-compressor refrigerator/freezer 2020
  - Samsung induction stove with double oven 2022 (if a magnet sticks to the bottom of your pan they will work on an induction stove)
  - Miele dishwasher 2012
  - LG Washer and dryer 2014
- Freshly painted basement and updated paint on other floors, new basement stair carpet
- Fully finished basement featuring volcanic travertine stone flooring from Türkiye
- Travertine stone accents on main floor

### **PREMIUM FEATURES**

- Gourmet kitchen with:
  - blue pearl granite countertops
  - large island with breakfast nook
  - quality cabinetry
  - premium appliances
  - walk-through pantry
  - Italian industrial ceramic tile
- Vaulted bonus room
- Spa-style ensuite with jetted tub and separate shower
- Mature landscaping providing a private backyard with gardens, fire pit and BBQ gas line, on a quiet street
- 9-foot ceilings on main floor
- Walking distance to schools and pathways
- Oversized attached garage

**WELL-BUILT EXECUTIVE FAMILY HOME OFFERING EXCEPTIONAL VALUE  
AND LONG-TERM OWNERSHIP QUALITY**

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## 139 Tuscany Ridge Close NW Calgary, AB T3L 2K6

### Residential

Active

[A2336244](#)

PD:

DOM: 22

LP: \$824,900.00

OP: \$839,900.00

Banner:

**One Owner. Two Decades of pride. An estate-style home on Tuscany Ridge Close**



|                         |                                          |                       |                   |
|-------------------------|------------------------------------------|-----------------------|-------------------|
| <b>Class:</b>           | Detached                                 | <b>City:</b>          | Calgary           |
| <b>County:</b>          | Calgary                                  | <b>Subdivision:</b>   | Tuscany           |
| <b>Type:</b>            | House                                    | <b>Ttl Beds:</b>      | 4                 |
| <b>Levels:</b>          | Two                                      | <b>F/H Bth:</b>       | 3/1               |
| <b>Year Built:</b>      | 2002                                     | <b>RMS SQFT:</b>      | 2,284.56          |
| <b>LINC#:</b>           | <a href="#">0028325331</a>               | <b>LP/SF:</b>         | \$361.08          |
| <b>Arch Style:</b>      | 2 Storey                                 | <b>Suite:</b>         | No                |
| <b># Beds on Main:</b>  | 0                                        | <b># EnSuites:</b>    | 1                 |
| <b># Illegal Suite:</b> | 0                                        | <b># Legal Suite:</b> | 0                 |
| <b>Possession:</b>      | 30 Days / Neg                            | <b>Lot Size:</b>      | 4919 SF 456.99 SM |
| <b>Lot Dim:</b>         |                                          | <b>Lot Depth:</b>     | 35.05 M 115'      |
| <b>Front Length:</b>    | 13.52M 44' 4"                            | <b>Lot:</b>           | 13                |
| <b>Legal Desc:</b>      | 0010499;33;13                            | <b>Condo:</b>         | No                |
| <b>Legal Pin:</b>       | 0010499                                  | <b>Blk:</b>           | 33                |
| <b>Zoning:</b>          | R-CG                                     | <b>Tax Amt/Yr:</b>    | \$5,386.00/2026   |
| <b>Title to Lnd:</b>    | Fee Simple                               | <b>Loc Imp Amt:</b>   |                   |
| <b>Disclosures:</b>     | Contact Agent for Details, No Disclosure | <b>Front Exp:</b>     | S                 |
| <b>Restrict:</b>        | Restrictive Covenant, See Remarks        |                       |                   |

Recent Change: **09/17/2026 : DOWN : \$839,900->\$824,900**

**Public Remarks:** Built by Albi Homes and thoughtfully upgraded, this Hillside Estate-style residence reflects more than two decades of prideful ownership. Numerous upgrades beyond the builder's original specification were chosen to add lasting quality, including Blue Pearl Granite, upgraded flooring, plumbing, lighting and electrical, enhanced bathrooms, landscaping, security wiring and central vacuum rough-ins. That same care continued over the years with a Knight high-efficiency boiler and hot water tank, brand-new water softener in 2026, and Euroshield rubber tile roofing, offering exceptional longevity. Inside, rich tile and travertine accents bring warmth and character to bright, welcoming spaces, where large windows draw in natural light and a stacked-stone fireplace makes the living room the kind of place you'll want to settle into with a good book. The kitchen sits comfortably at the heart of it all, equally suited to a house full of friends and family. Maple cabinetry offers generous storage, while granite extends across the counters and tiered island, for plenty of room to prep dinner, pull up a stool or entertain. An undermount sink and newer high-end stainless-steel appliances, including a Miele dishwasher, Samsung range and Bosch refrigerator, offer exceptional functionality, while the walk-through pantry seamlessly connects the kitchen and the mudroom, creating a practical and efficient flow for family living. Just beyond, the breakfast nook opens to a backyard that took years to create. Mature perennial beds return season after season, creating an established garden that feels private, and genuinely loved. With a gas line on the deck, summer naturally moves outdoors, from morning coffee among the gardens to barbecues and long dinners. Upstairs, the vaulted bonus room brings character with arched architectural niches and flexible space for movie nights, working from home or simply unwinding, with motorized blinds adding convenience. The primary suite offers its own sense of retreat, with a walk-in closet and generous vanity with built-in makeup desk making mornings easy, while a jetted corner tub and separate shower with full-height tile invite a slower pace at day's end. Additional large bedrooms and a full bathroom complete the upper level. Downstairs, the fully developed basement brings the home to more than 3,200 sq. ft. of total living space, with hydronic in-floor heating extending from the basement through to the main floor for exceptional comfort. A generous recreation room with travertine stone tile, additional bedroom and three-piece bathroom create inviting space on the lower floor for teenagers, overnight guests or extended family. Dedicated cold storage is an added rarity, ideal for wine, preserves or additional storage. Beyond the home itself is the lifestyle that has kept families choosing Tuscany for years: walk to St. Basil, the Tuscany Club, then come home to a place that has been designed for the everyday moments that make a house feel like home.

### Directions:

### Rooms & Measurements

|                  |           |           |           |           |           |           |                 |   |                   |        |             |          |             |
|------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------------|---|-------------------|--------|-------------|----------|-------------|
|                  | <b>1P</b> | <b>2P</b> | <b>3P</b> | <b>4P</b> | <b>5P</b> | <b>6P</b> |                 |   |                   |        |             |          |             |
| <b>Baths:</b>    | 0         | 1         | 2         | 0         | 0         | 0         | <b>Bed Abv:</b> | 3 | <b>Main:</b>      | 97.53  | <b>Mtr2</b> | 1,049.85 | <b>SqFt</b> |
| <b>EnSt Bth:</b> | 0         | 0         | 0         | 1         | 0         | 0         | <b>Rms Abv:</b> | 8 | <b>Blw Grade:</b> | 88.50  | <b>Mtr2</b> | 952.59   | <b>SqFt</b> |
|                  |           |           |           |           |           |           |                 |   | <b>Total AG:</b>  | 212.24 | <b>Mtr2</b> | 2,284.56 | <b>SqFt</b> |

**Garage Dims (L x W):** 18' 6" x 21' 6"

### Property Information

|                       |                                                                                                                                       |                     |                             |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------|
| <b>Basement:</b>      | Full                                                                                                                                  | <b>Laundry Ft:</b>  | Main Level                  |
| <b>Basement Dev:</b>  | Finished                                                                                                                              | <b>Basement Ft:</b> | Other                       |
| <b>Heating:</b>       | Forced Air, Natural Gas, Radiant                                                                                                      | <b>Cooling:</b>     | None                        |
| <b>Construction:</b>  | Concrete, See Remarks, Stucco                                                                                                         | <b>Fireplaces:</b>  | 1/Gas                       |
| <b>Foundation:</b>    | Poured Concrete                                                                                                                       | <b>Flooring:</b>    | Carpet, Ceramic Tile, Stone |
| <b>Exterior Feat:</b> | BBQ gas line, Fire Pit, Garden, Private Yard                                                                                          | <b>Fencing:</b>     | Fenced                      |
| <b>Roof Type:</b>     | Rubber, Tile                                                                                                                          | <b>Patio/Porch:</b> | Deck, See Remarks           |
| <b>Reports:</b>       | RMS Supplements, RPR with Compliance                                                                                                  |                     |                             |
| <b>Parking:</b>       | Double Garage Attached, Oversized <b>Total:</b> 4                                                                                     |                     |                             |
| <b>Features:</b>      | Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, See Remarks, Vaulted Ceiling(s) |                     |                             |
| <b>Comm Feature:</b>  | Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths                                       |                     |                             |
| <b>Lot Features:</b>  | Back Yard, Close to Clubhouse                                                                                                         |                     |                             |
| <b>HOA:</b>           | \$308.00/Annually                                                                                                                     |                     |                             |
| <b>HOA Include:</b>   | Amenities w/HOA                                                                                                                       |                     |                             |

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**Goods Include:** Garage Controls(s), Garage Door Opener, Range Hood, Irrigation System (as is), 2 TV Brackets, All Window Coverings, Basement Freezer, Outdoor Fireplace, bird bath, raised beds, and garden shed.

**Appliances:** Dishwasher, Oven, Refrigerator, Stove(s), Washer/Dryer, Water Softener

**Other Equip:** None

**Goods Exclude:** 2 TVs

**Assoc Amen:** Clubhouse

**Printed Date:** 09/17/2026 9:43:51 AM

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  | 7' 4" x 3' 2"    | 2.23M x 0.97M | Dining Room       | Main  | 15' 1" x 13' 7"  | 4.60M x 4.14M |
| Foyer               | Main  | 14' 10" x 8' 0"  | 4.52M x 2.44M | Kitchen           | Main  | 12' 0" x 11' 9"  | 3.66M x 3.58M |
| Laundry             | Main  | 6' 4" x 8' 4"    | 1.93M x 2.54M | Living Room       | Main  | 13' 10" x 19' 0" | 4.22M x 5.79M |
| 3pc Bathroom        | Upper | 10' 4" x 4' 11"  | 3.15M x 1.50M | 4pc Ensuite bath  | Upper | 13' 11" x 8' 5"  | 4.24M x 2.57M |
| Bedroom             | Upper | 13' 11" x 10' 6" | 4.24M x 3.20M | Bedroom           | Upper | 10' 4" x 12' 4"  | 3.15M x 3.76M |
| Family Room         | Upper | 18' 3" x 14' 11" | 5.56M x 4.55M | Bedroom - Primary | Upper | 13' 11" x 12' 7" | 4.24M x 3.83M |
| 3pc Bathroom        | BSMT  | 14' 1" x 6' 11"  | 4.29M x 2.11M | Bonus Room        | BSMT  | 11' 3" x 16' 9"  | 3.43M x 5.11M |
| Game Room           | BSMT  | 17' 0" x 16' 4"  | 5.18M x 4.98M | Storage           | BSMT  | 9' 8" x 4' 8"    | 2.95M x 1.42M |
| Furnace/Utility Roo | BSMT  | 13' 7" x 11' 7"  | 4.14M x 3.53M |                   |       |                  |               |



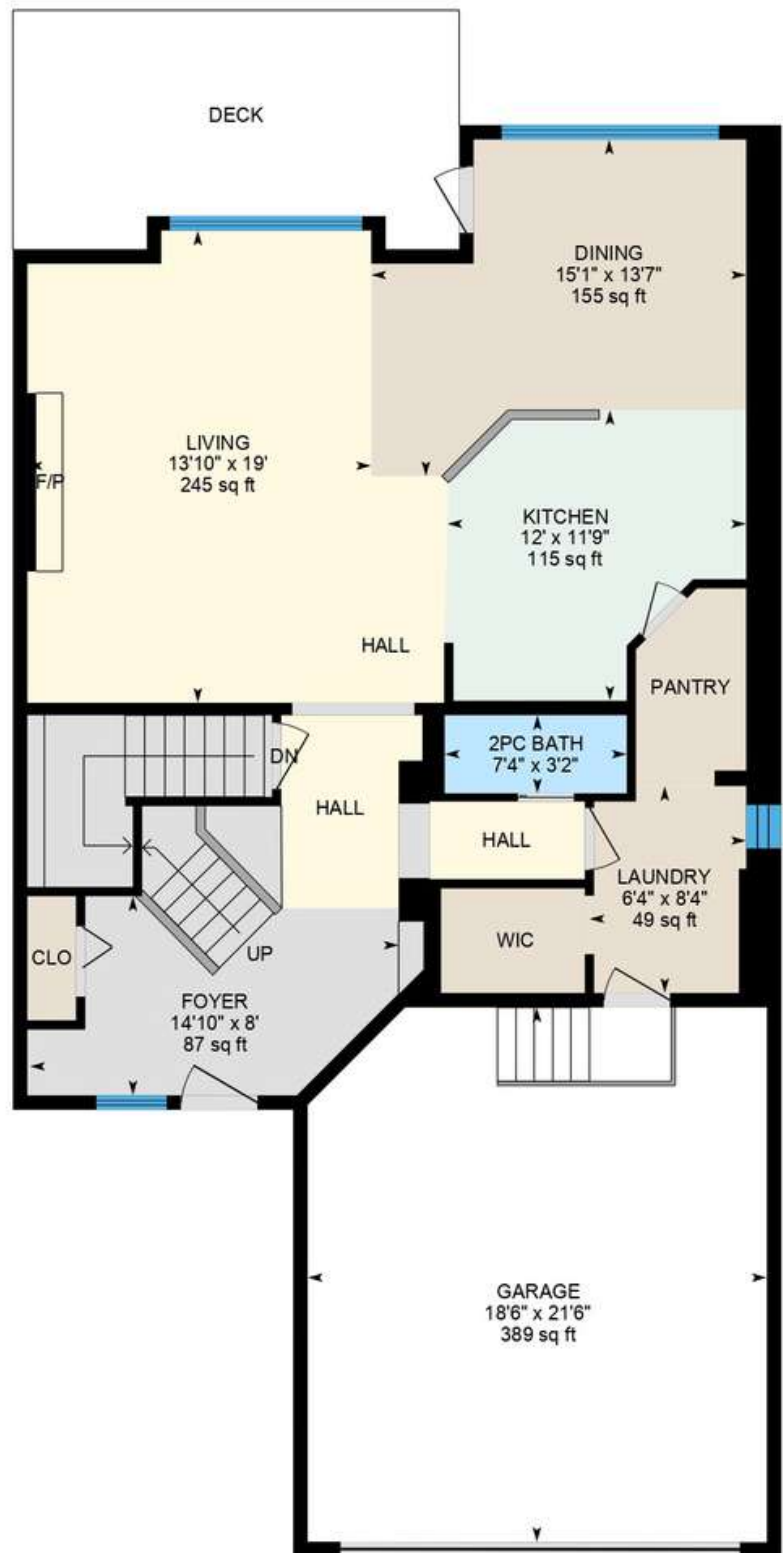
# THE FLOOR PLAN

## MAIN FLOOR:

EXTERIOR AREA:  
1049.85 SQ. FT.

INTERIOR AREA:  
968.66 SQ. FT.

EXCLUDED AREA:  
425.14 SQ. FT.



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# THE FLOOR PLAN

## SECOND FLOOR:

EXTERIOR AREA:  
1234.71 SQ. FT.

INTERIOR AREA:  
1144.17 SQ. FT.

EXCLUDED AREA:  
471.75 SQ. FT.



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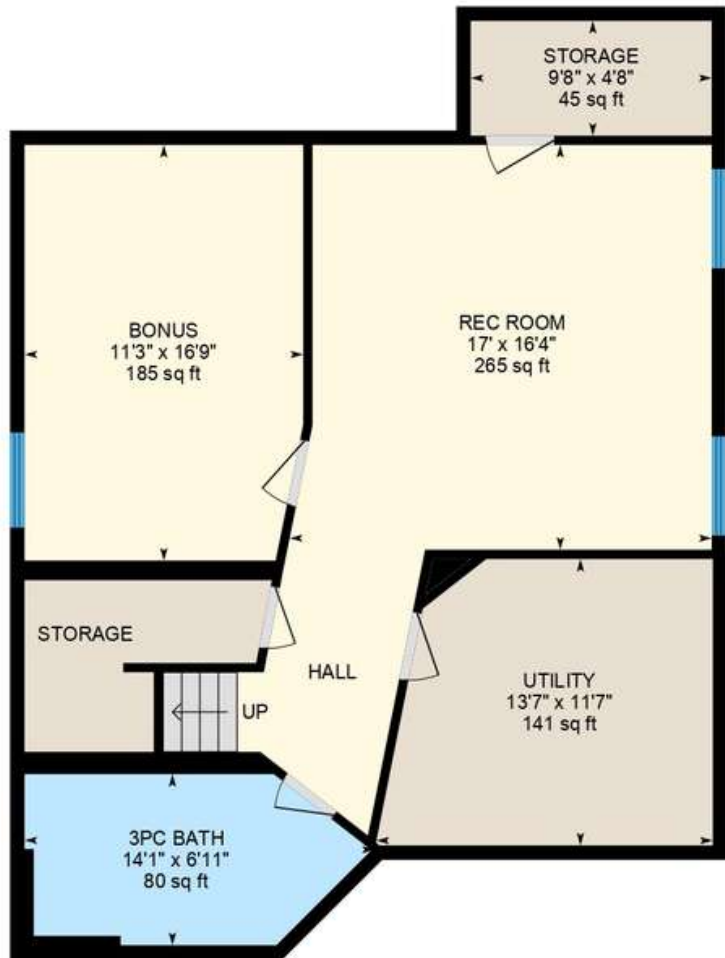
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# THE FLOOR PLAN

## BASEMENT (BELOW GRADE):

EXTERIOR AREA:  
952.59 SQ. FT.

INTERIOR AREA:  
876.81 SQ. FT.



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# ROOM DIMENSIONS

## Main Building

### MAIN FLOOR

2pc Bath: 7'4" x 3'2" | 23 sq ft  
Dining: 15'1" x 13'7" | 155 sq ft  
Foyer: 14'10" x 8' | 87 sq ft  
Garage: 18'6" x 21'6" | 389 sq ft  
Kitchen: 12' x 11'9" | 115 sq ft  
Laundry: 6'4" x 8'4" | 49 sq ft  
Living: 13'10" x 19' | 245 sq ft

### 2ND FLOOR

4pc Bath: 10'4" x 4'11" | 51 sq ft  
4pc Ensuite: 13'11" x 8'5" | 107 sq ft  
Bedroom: 13'11" x 10'6" | 128 sq ft  
Bedroom: 10'4" x 12'4" | 112 sq ft  
Family: 18'3" x 14'11" | 264 sq ft  
Primary: 13'11" x 12'7" | 174 sq ft

### BASEMENT

3pc Bath: 14'1" x 6'11" | 80 sq ft  
Bonus: 11'3" x 16'9" | 185 sq ft  
Rec Room: 17' x 16'4" | 265 sq ft  
Storage: 9'8" x 4'8" | 45 sq ft  
Utility: 13'7" x 11'7" | 141 sq ft

## Main Building

### MAIN FLOOR

Interior Area: 968.66 sq ft  
Excluded Area: 425.14 sq ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 1049.85 sq ft

### 2ND FLOOR

Interior Area: 1144.17 sq ft  
Excluded Area: 71.75 sq ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 1234.71 sq ft

### BASEMENT (Below Grade)

Interior Area: 876.81 sq ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 952.59 sq ft

## Total Above Grade Floor Area, Main Building

Interior Area: 2112.83 sq ft  
Excluded Area: 496.90 sq ft  
Exterior Area: 2284.56 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.

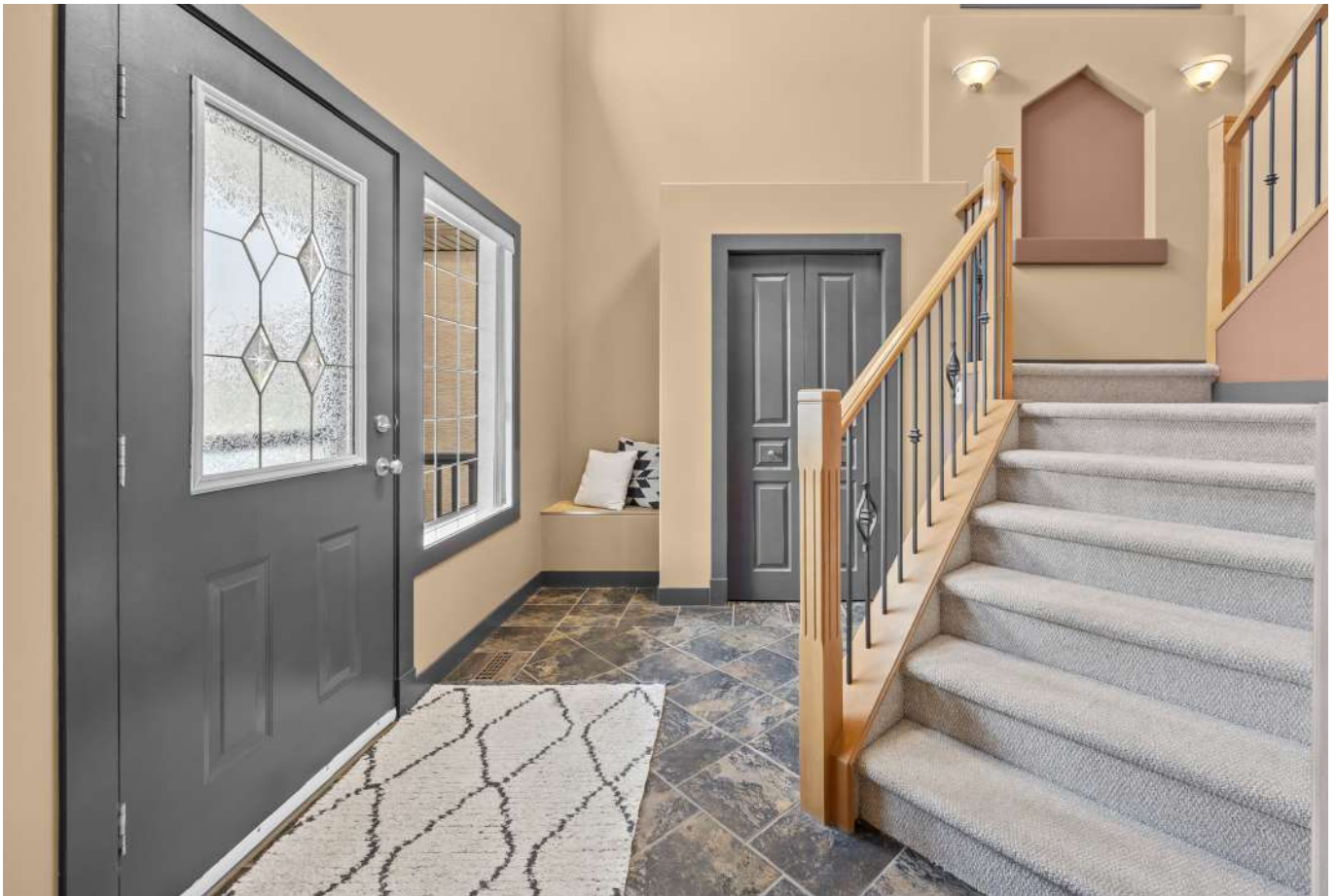
## FLOOR AREA INFORMATION

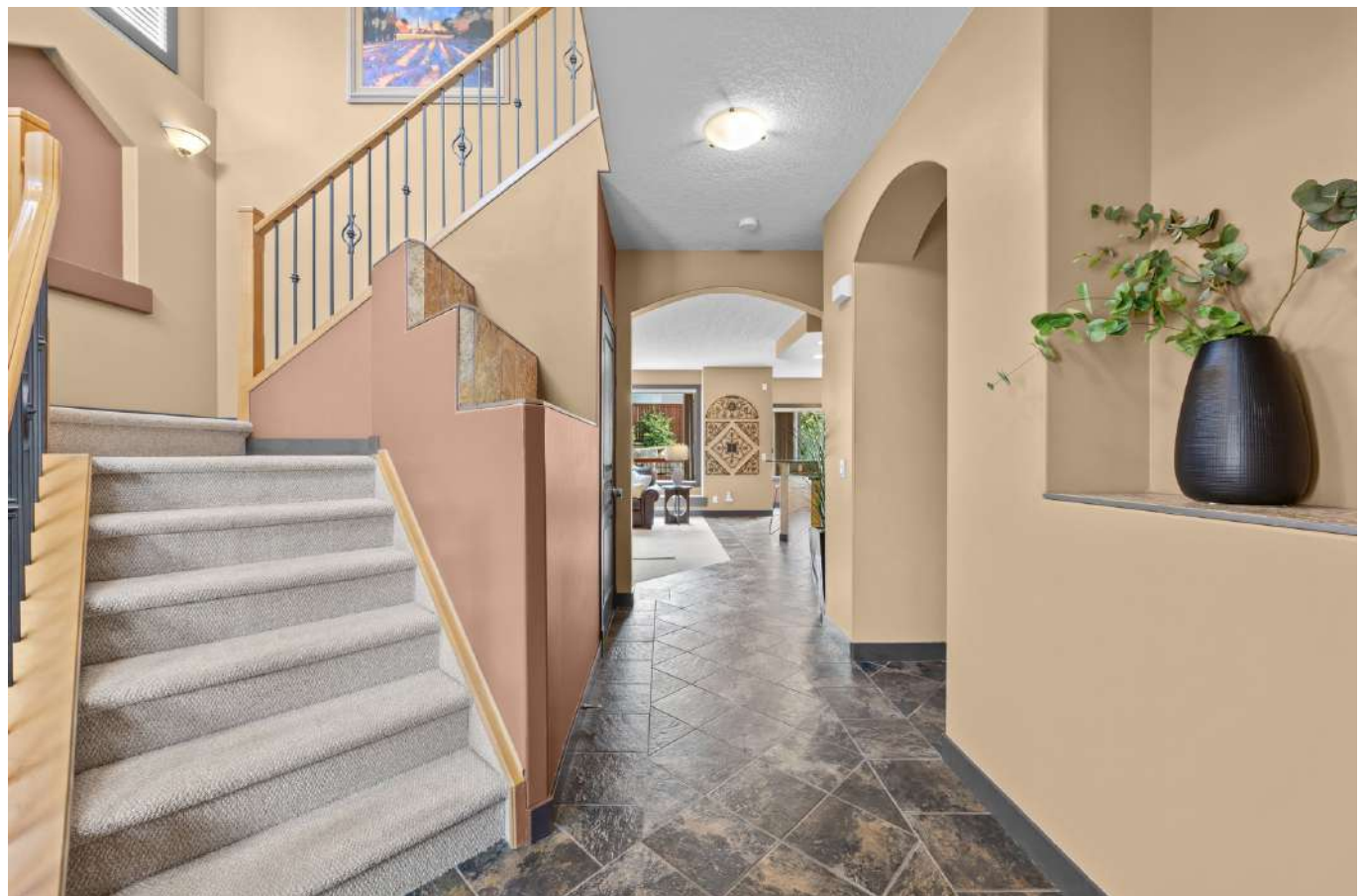
Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

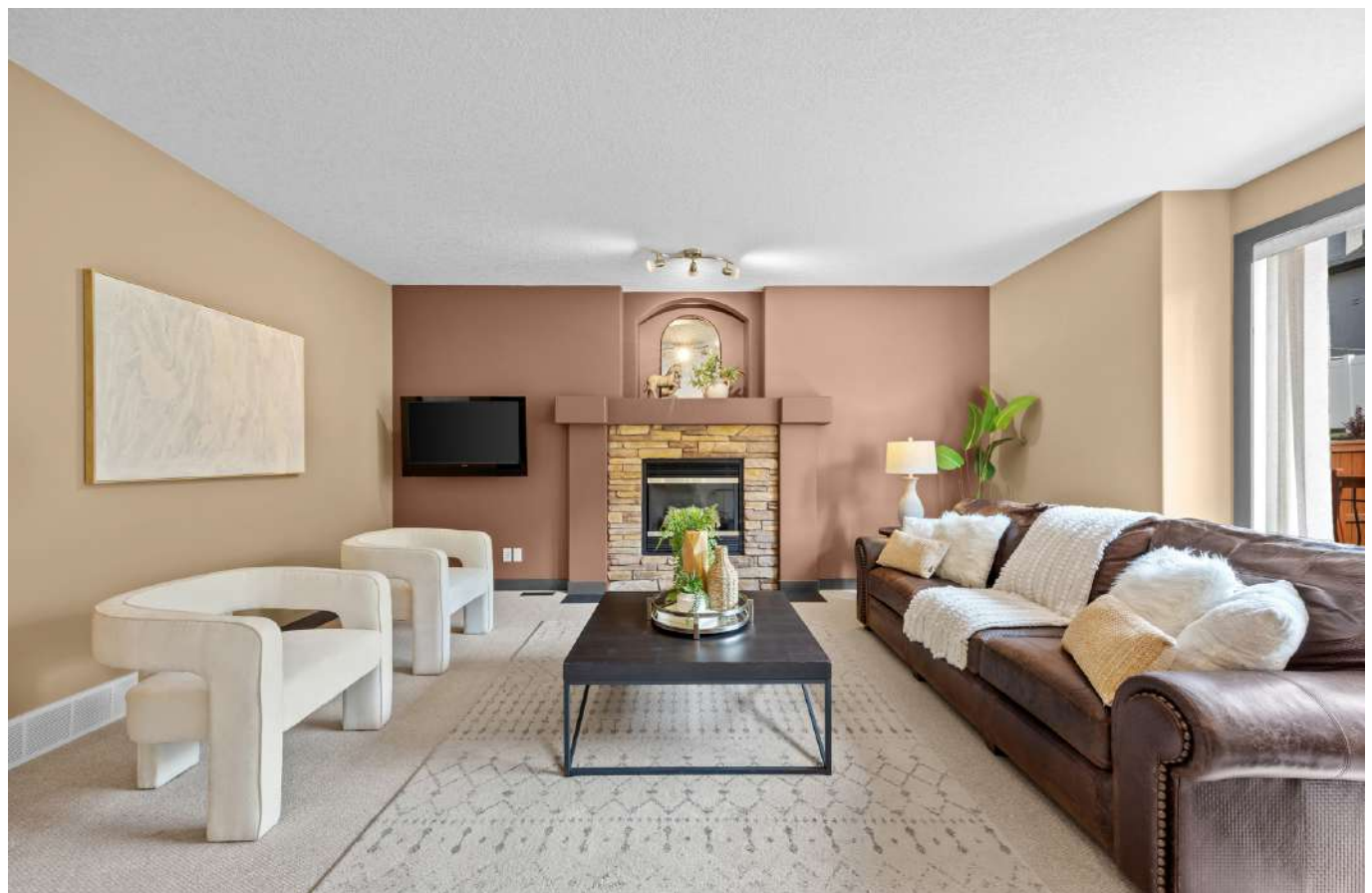
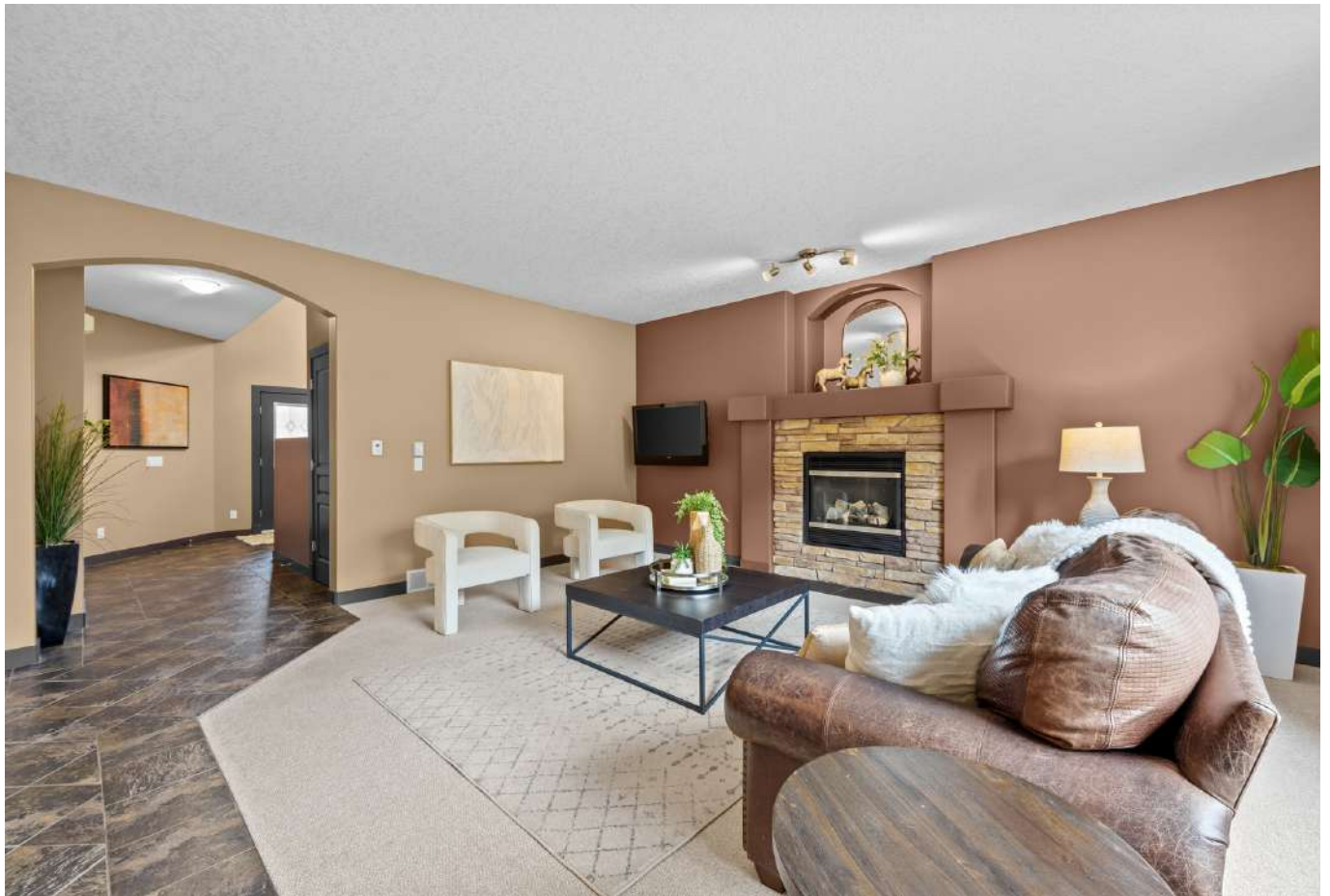
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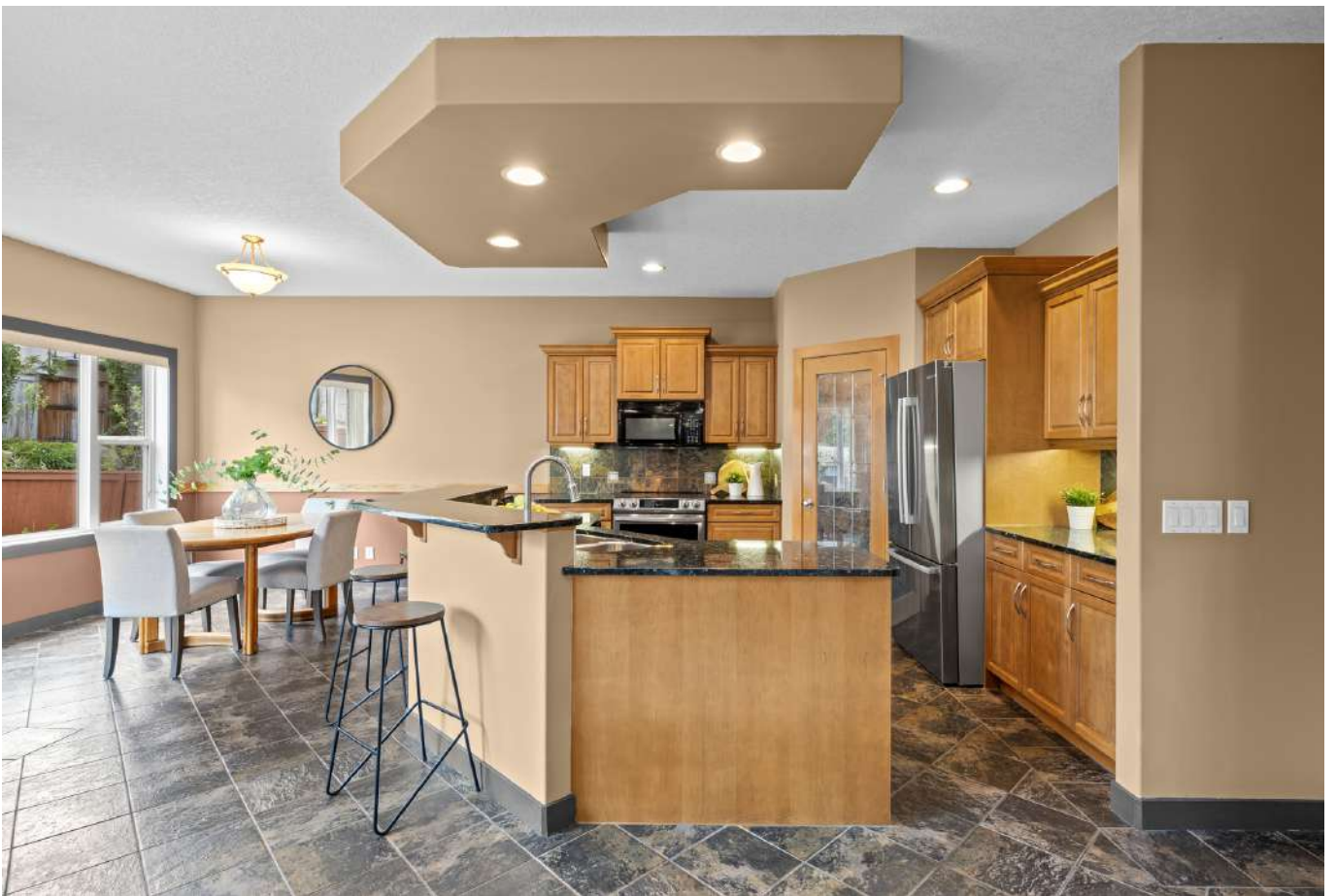


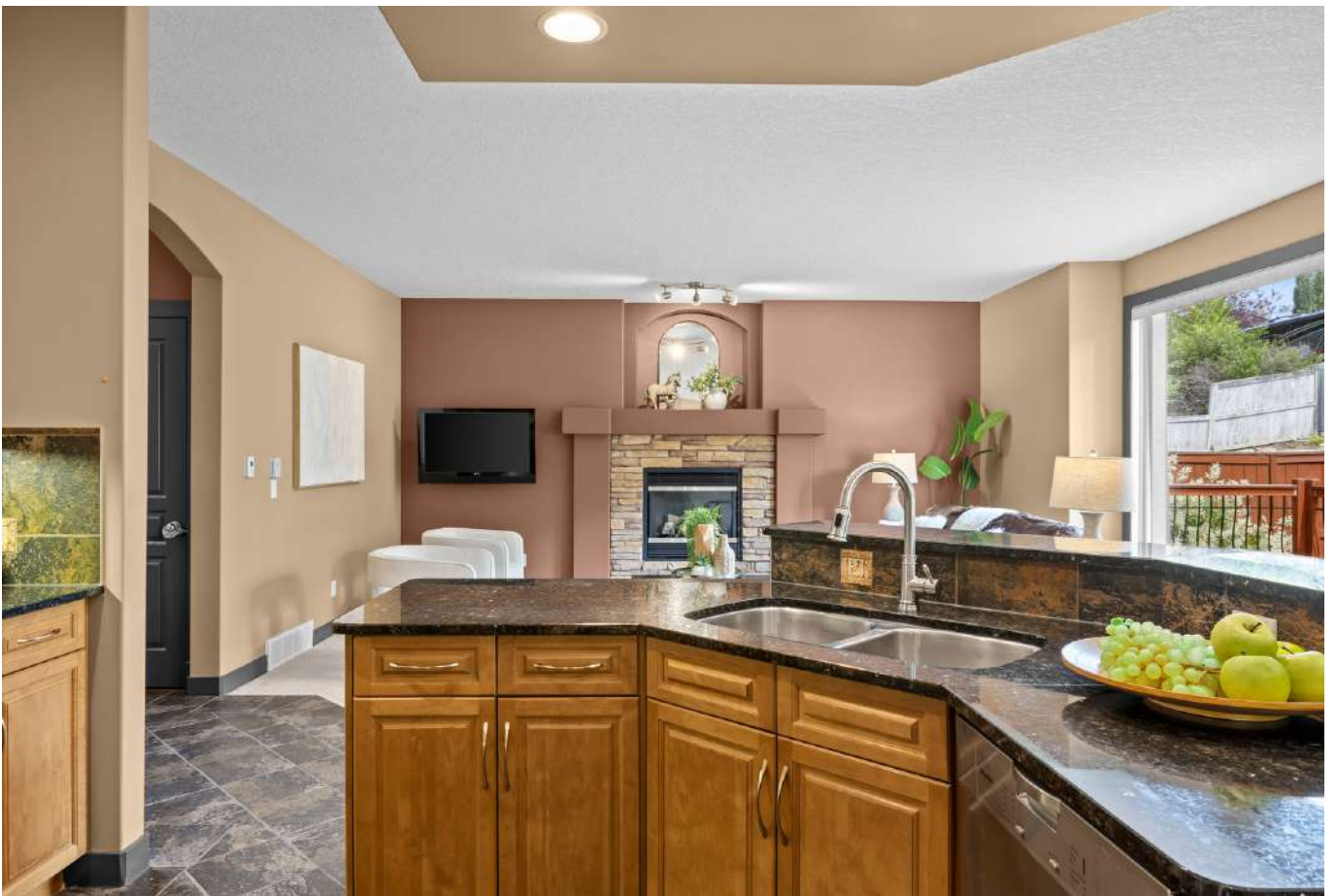


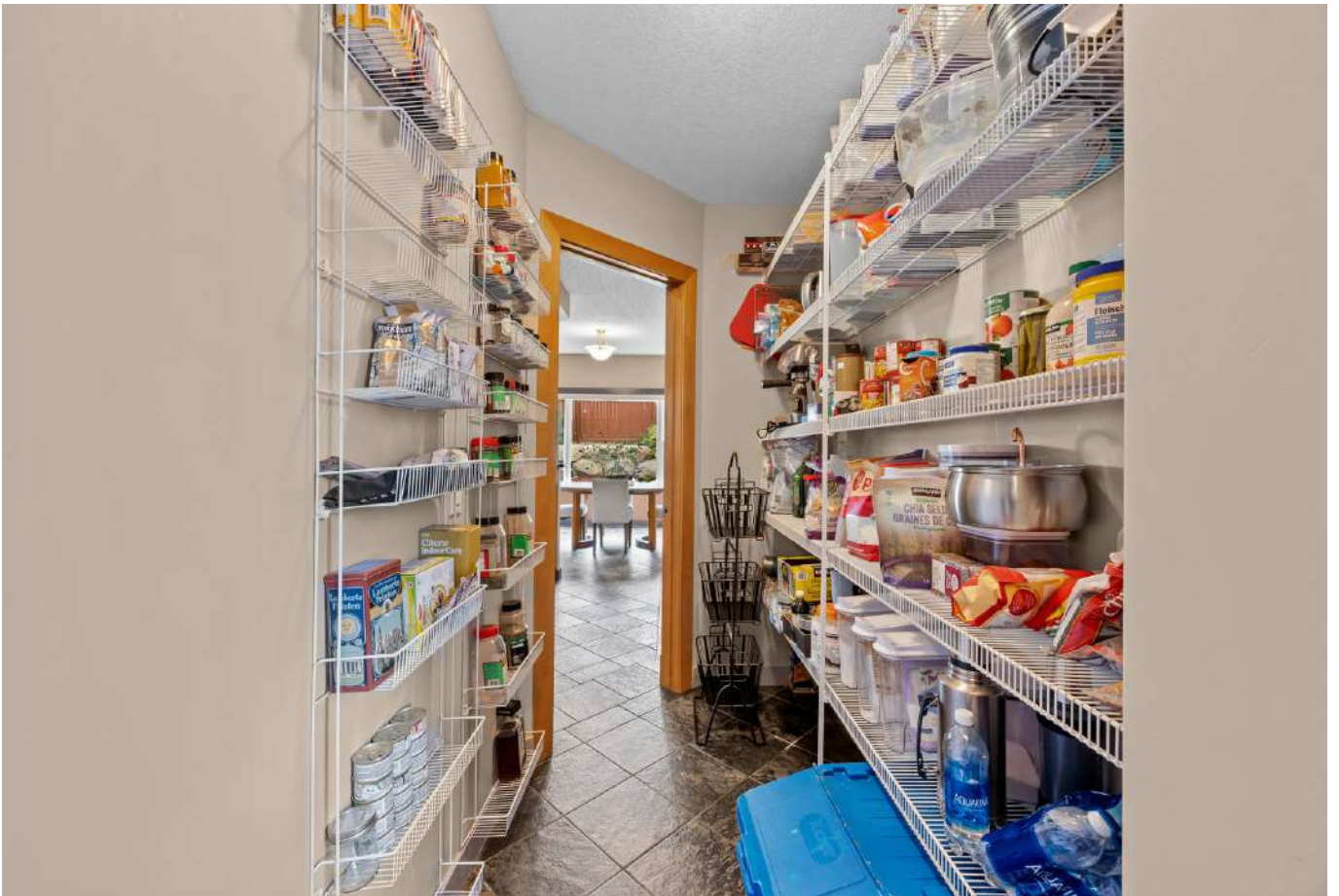


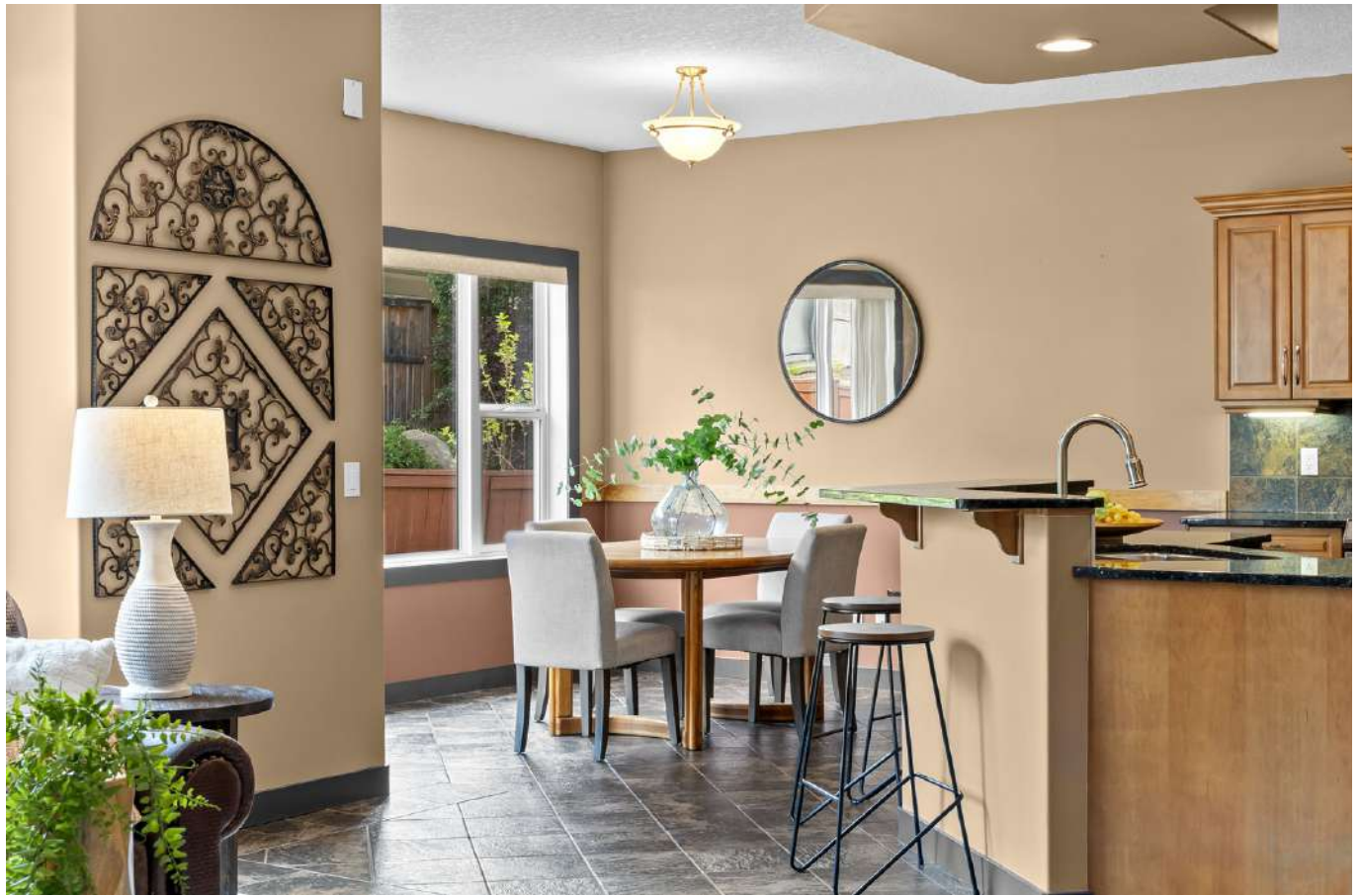


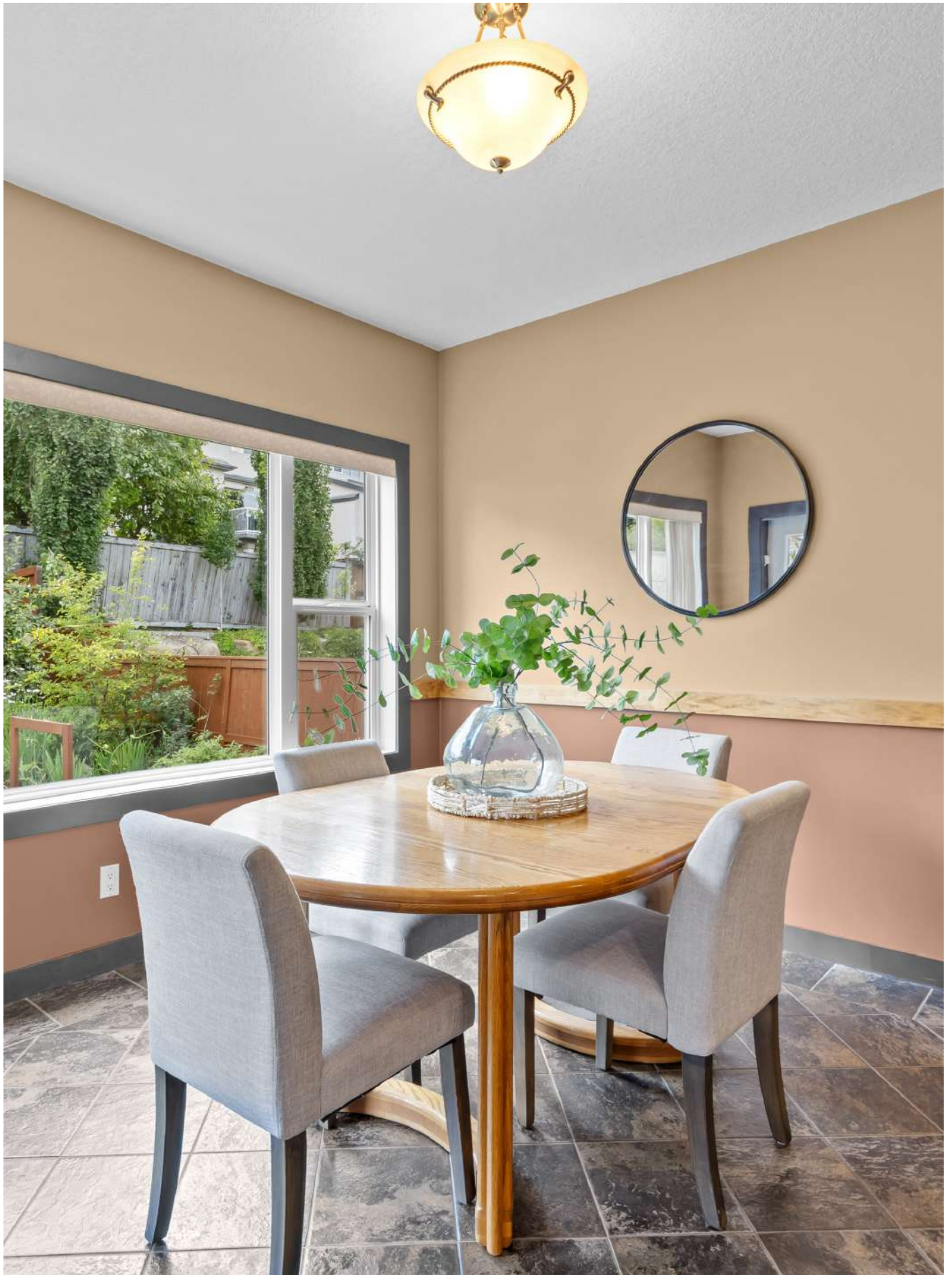




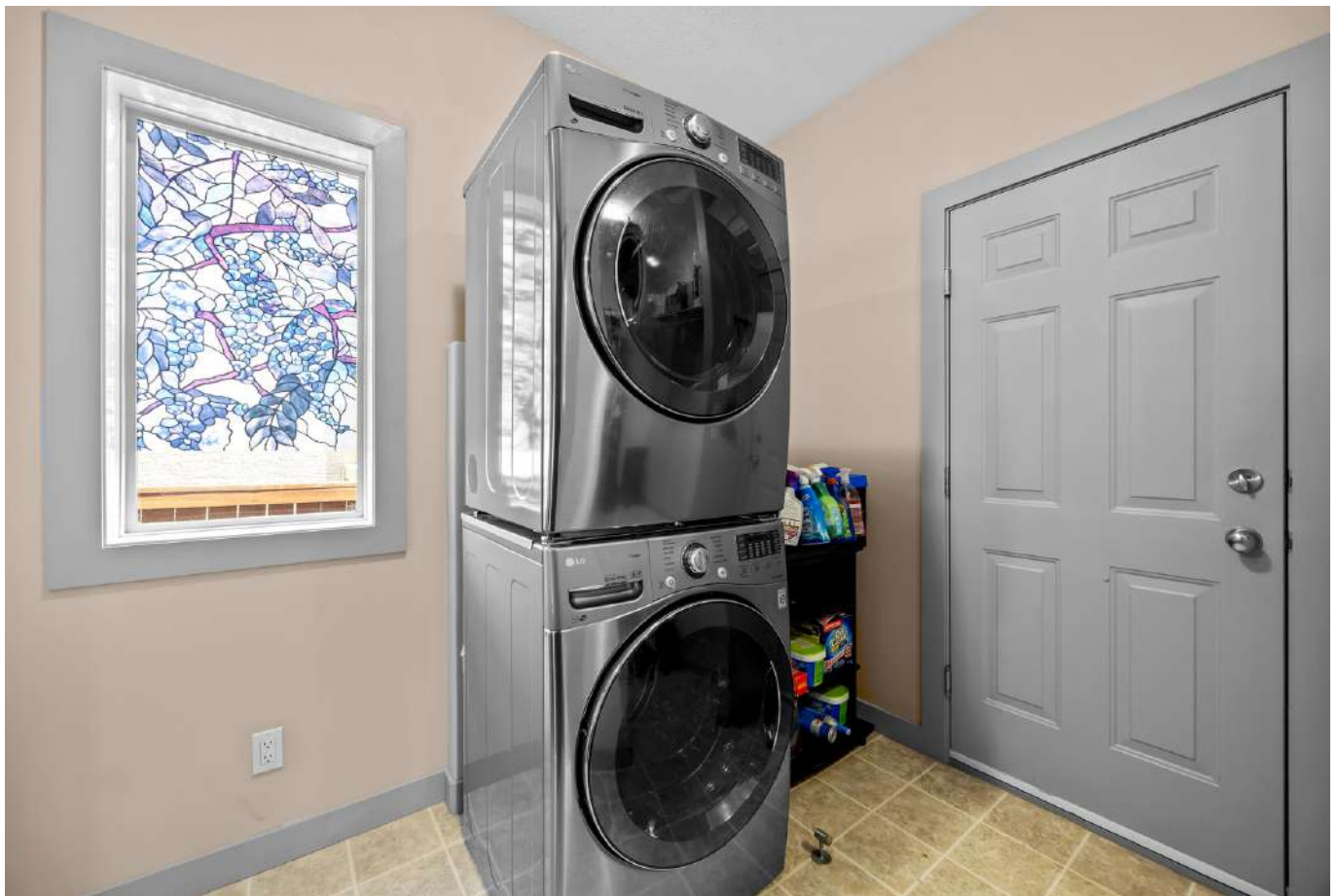




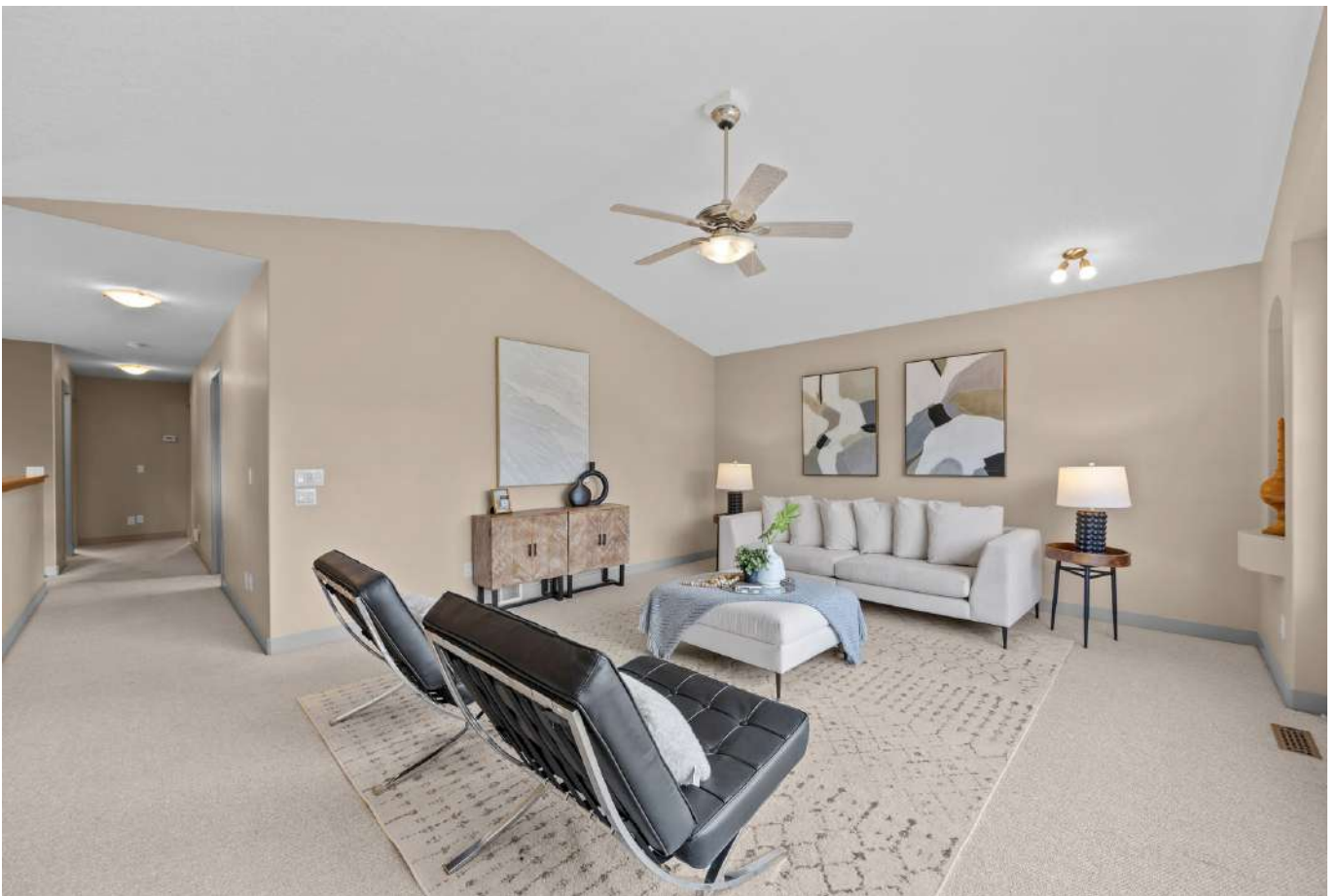






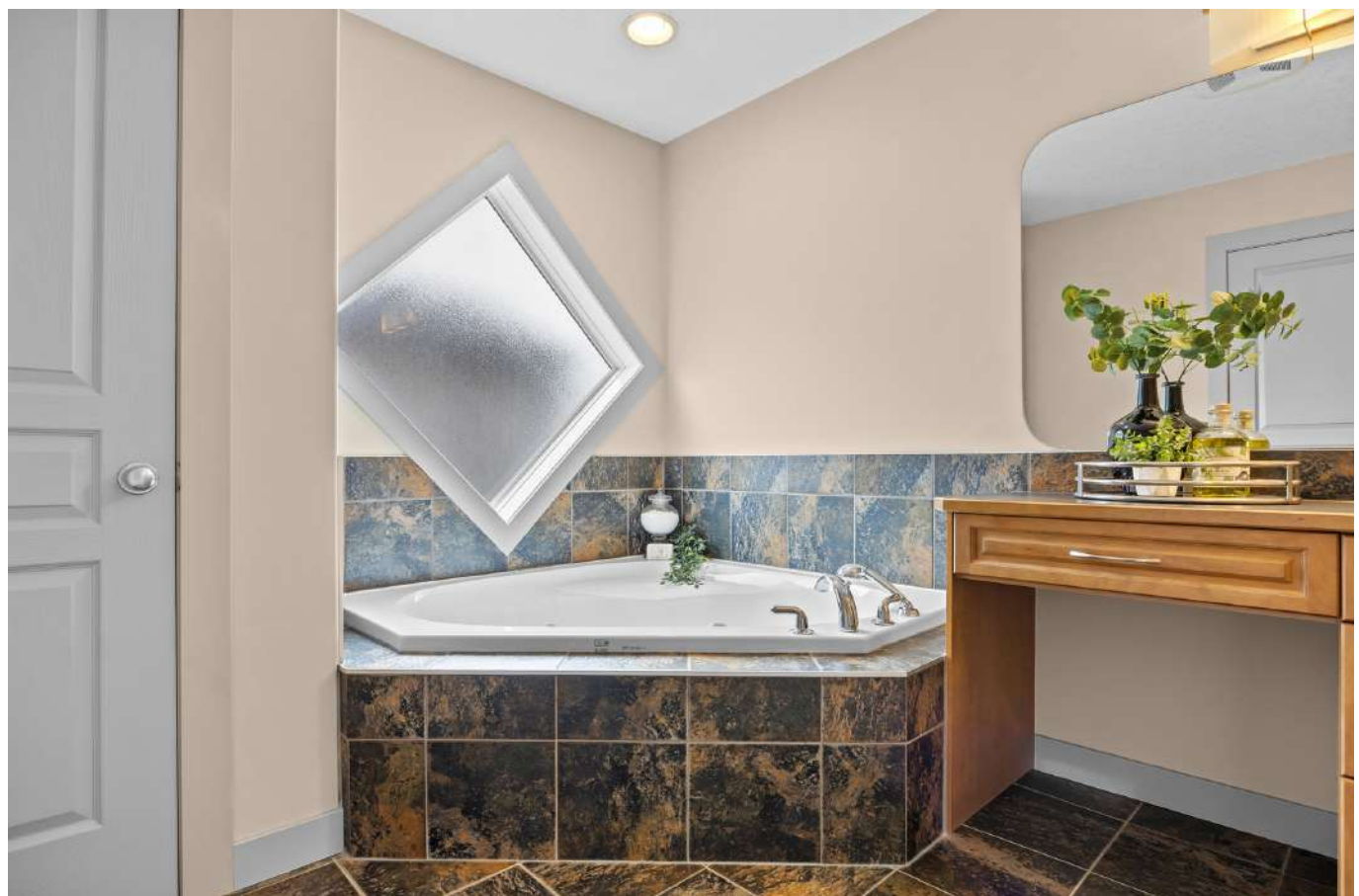




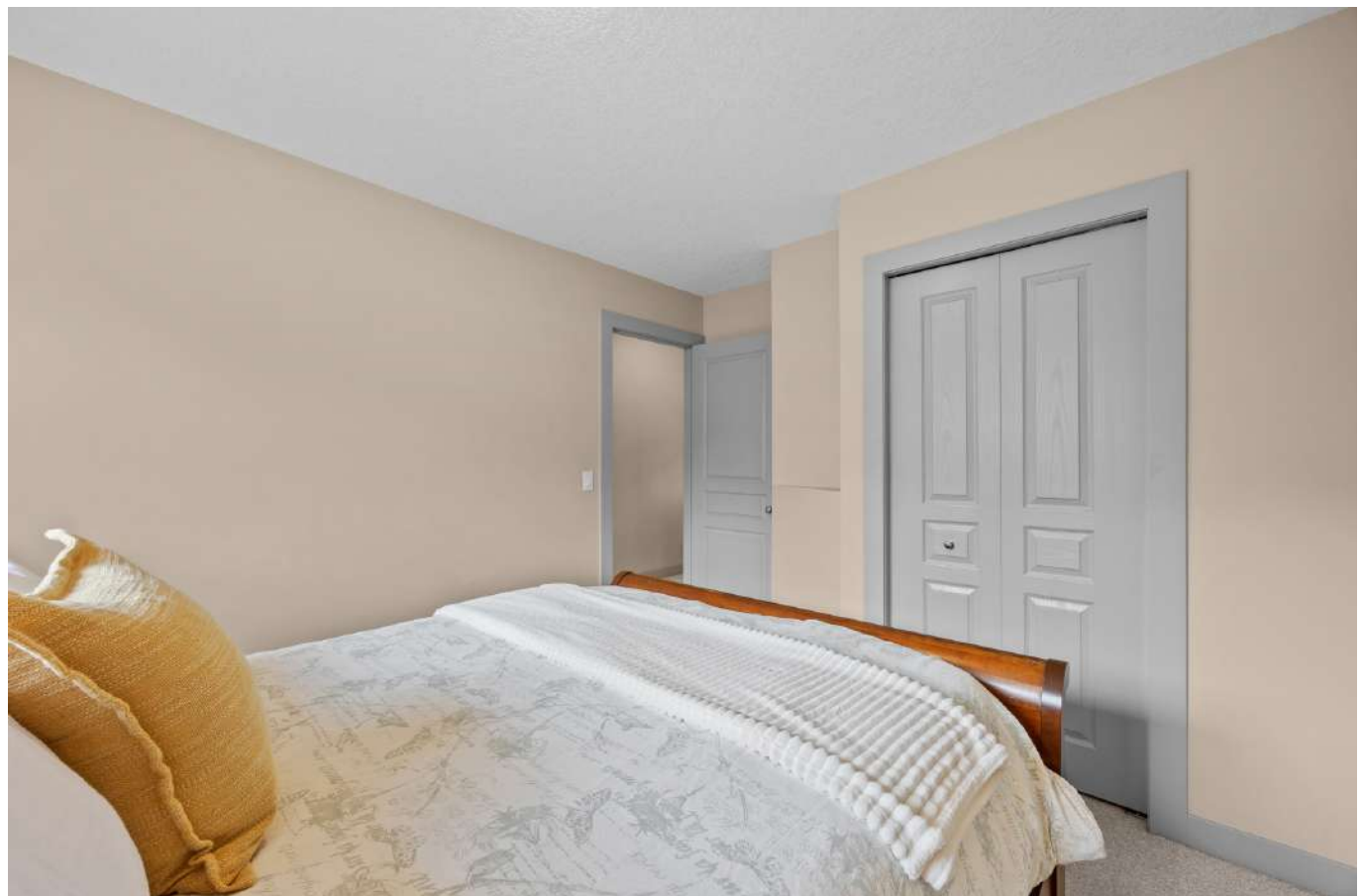


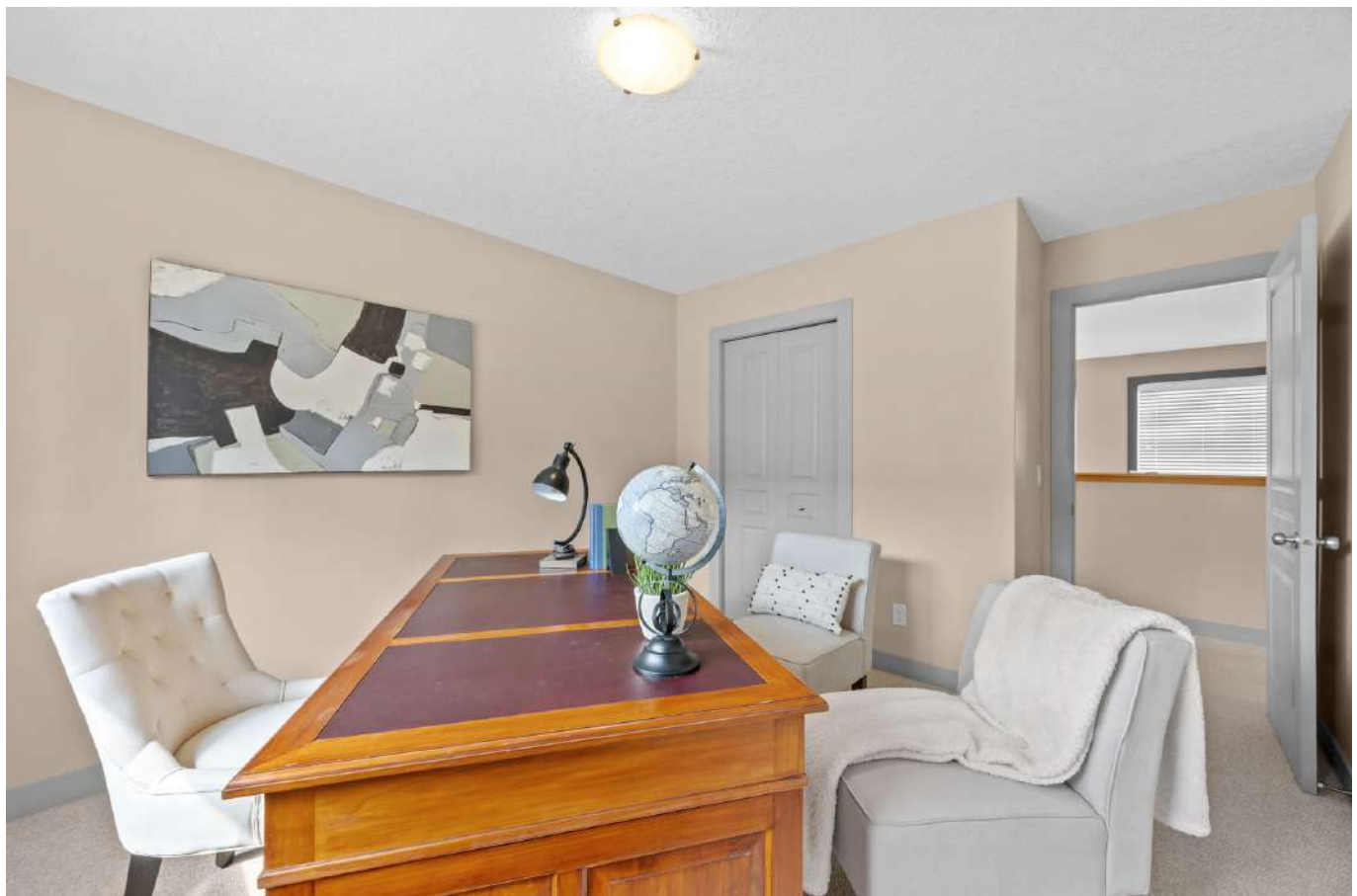






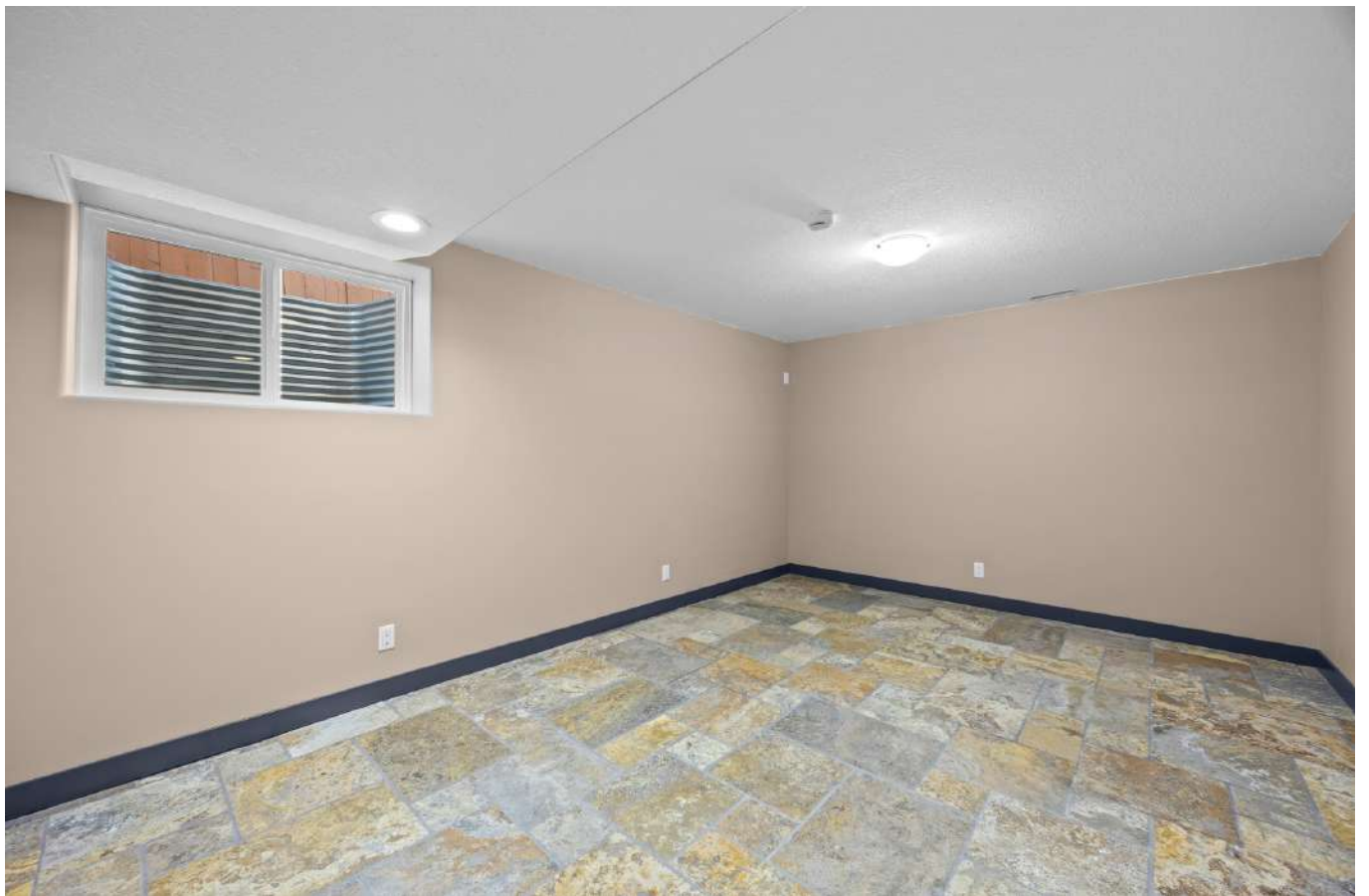








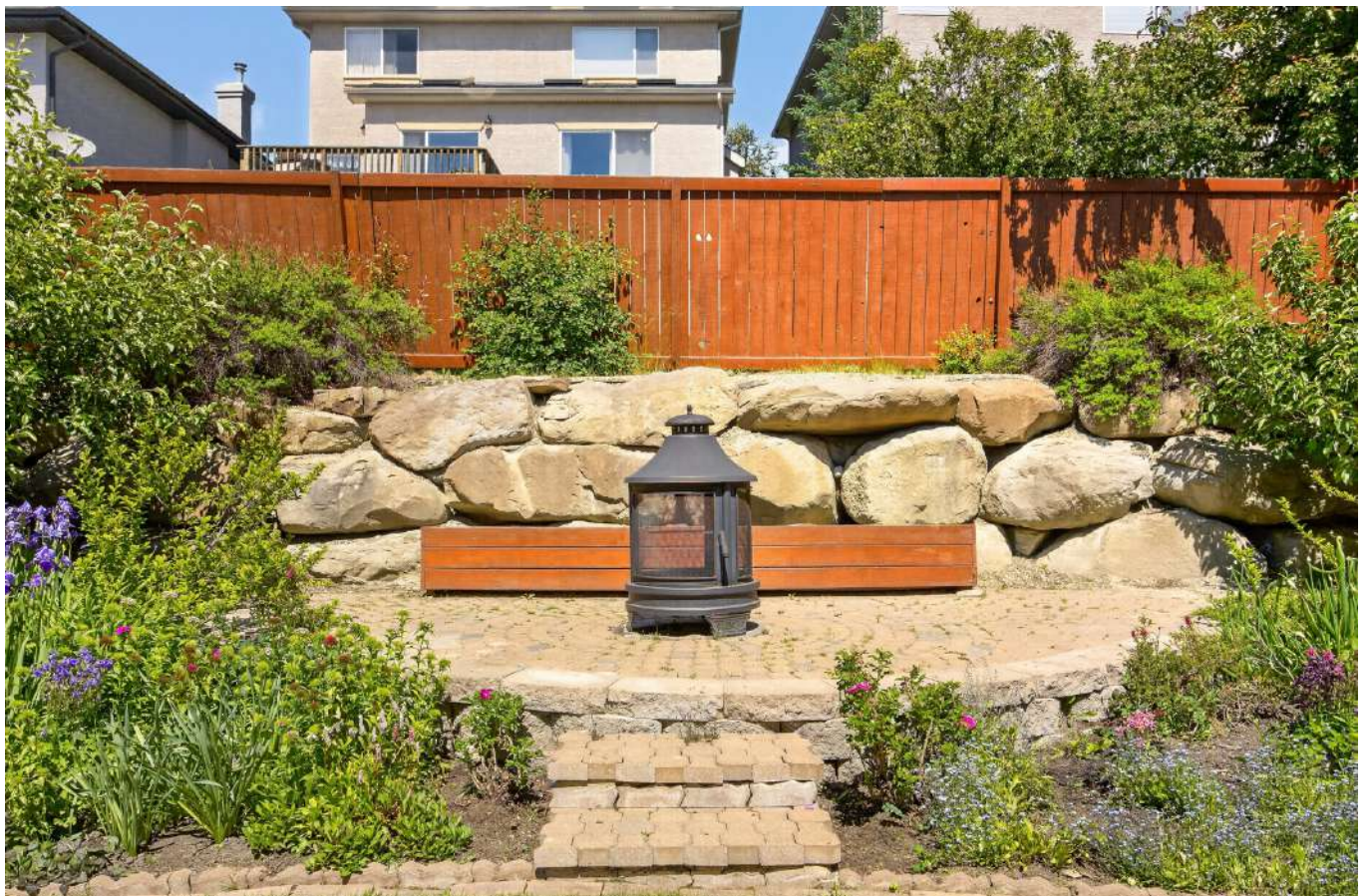
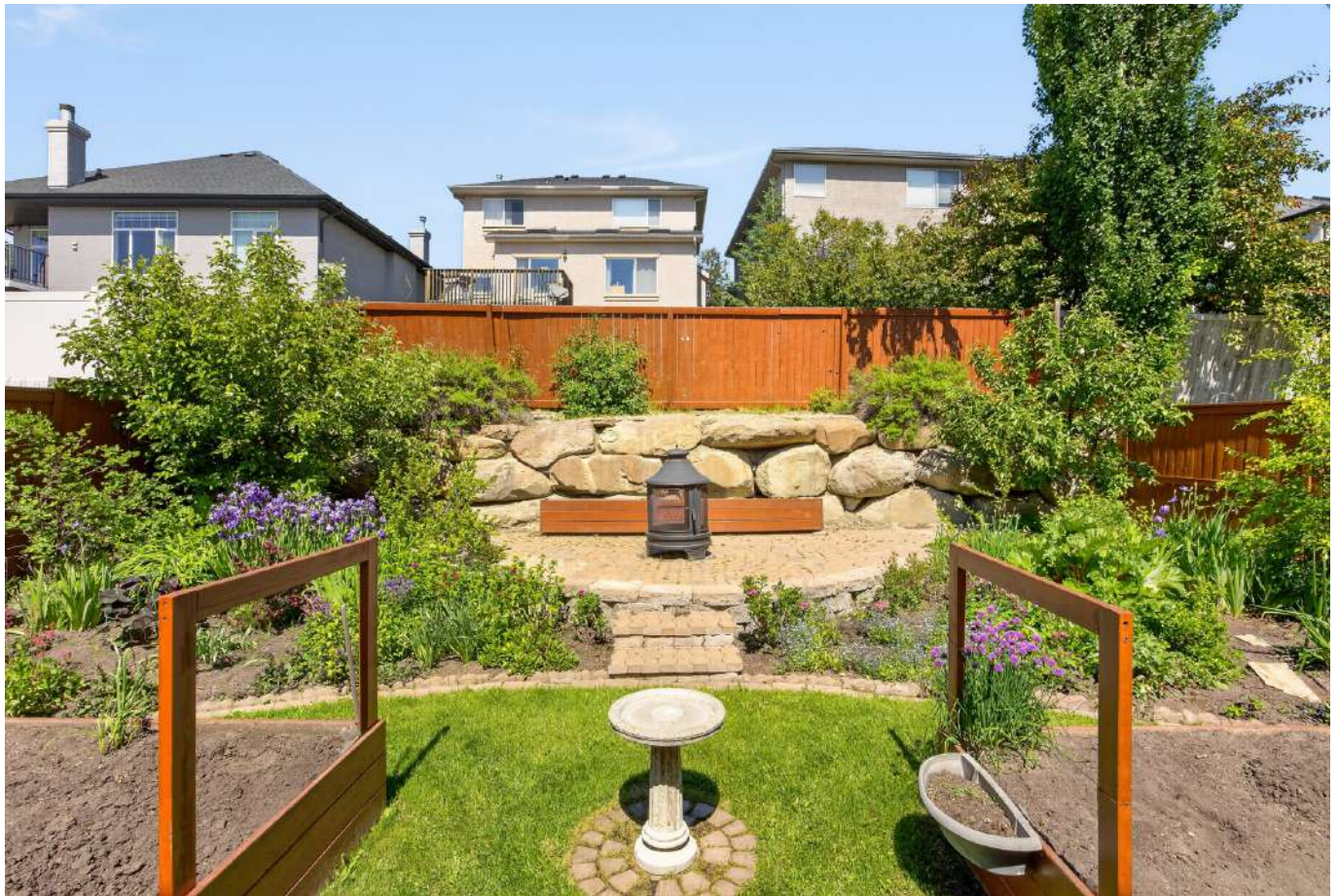




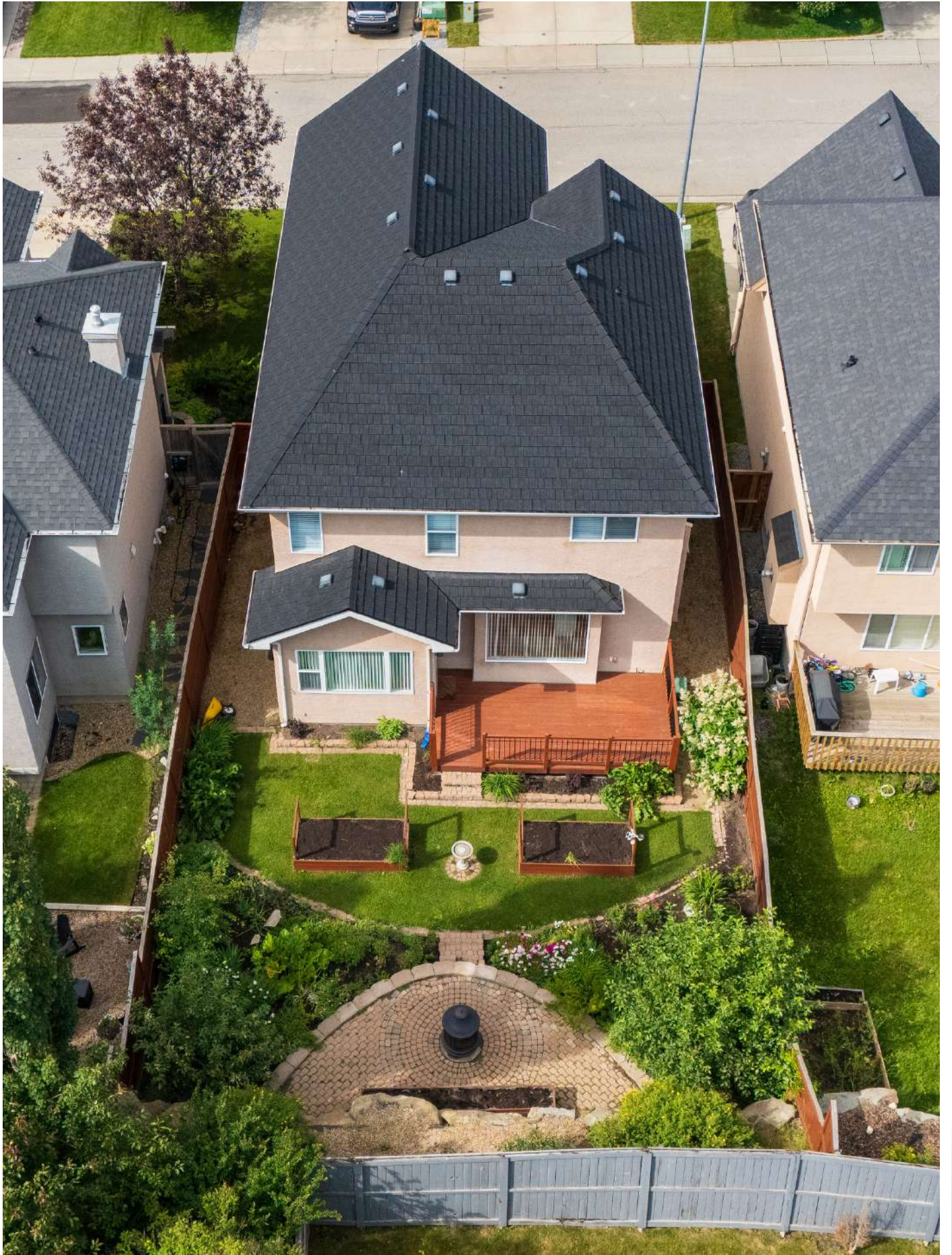


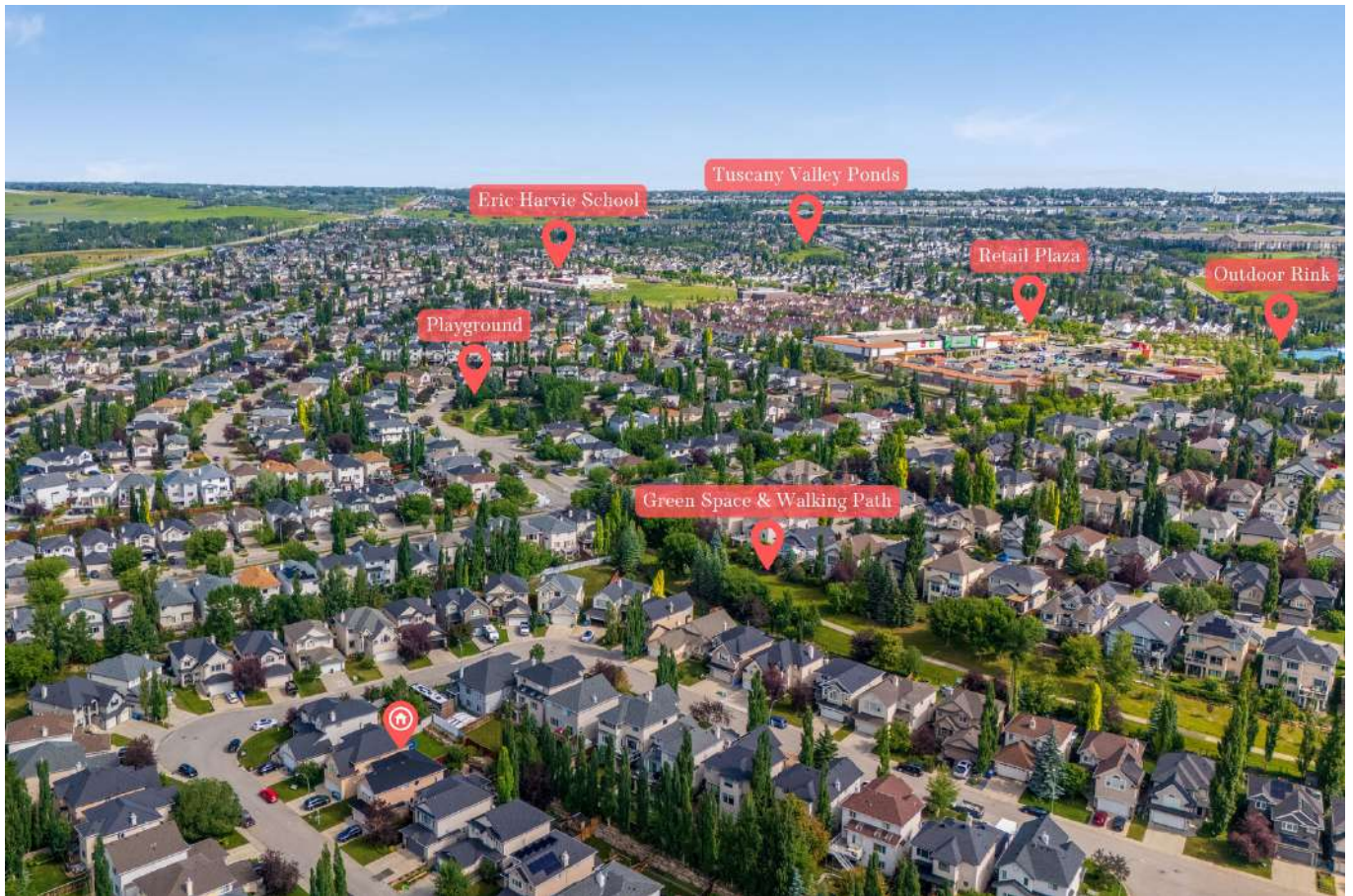
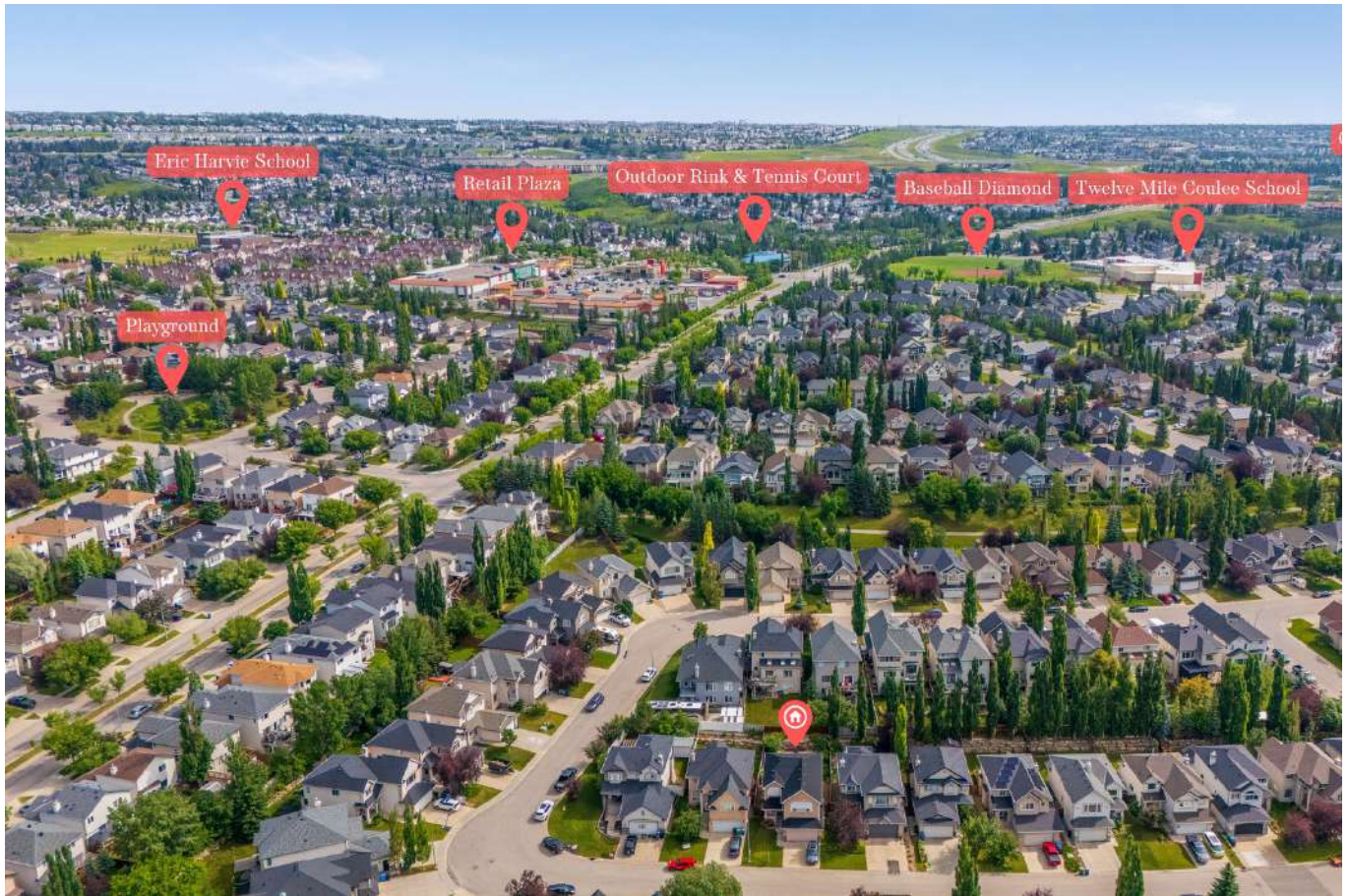


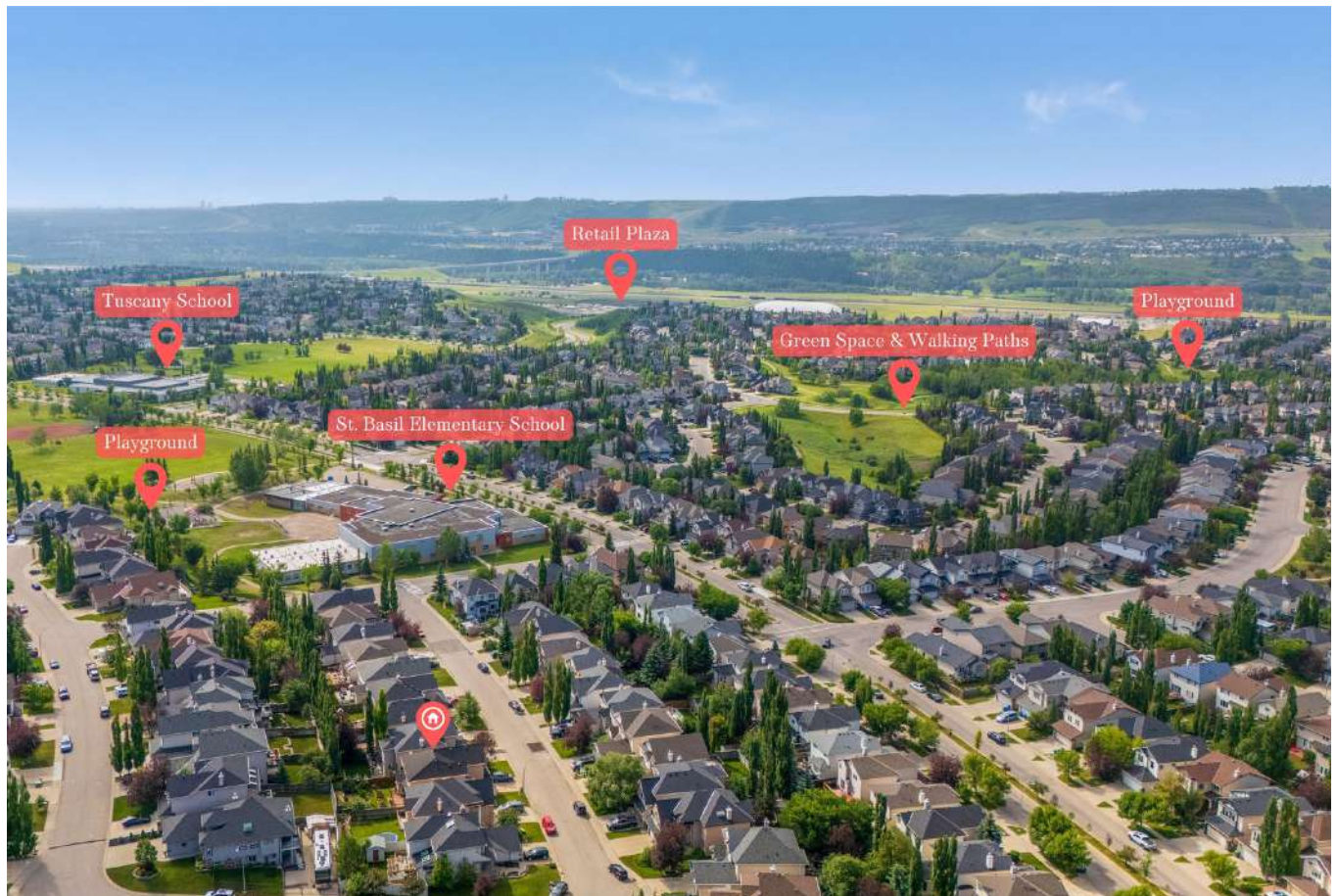
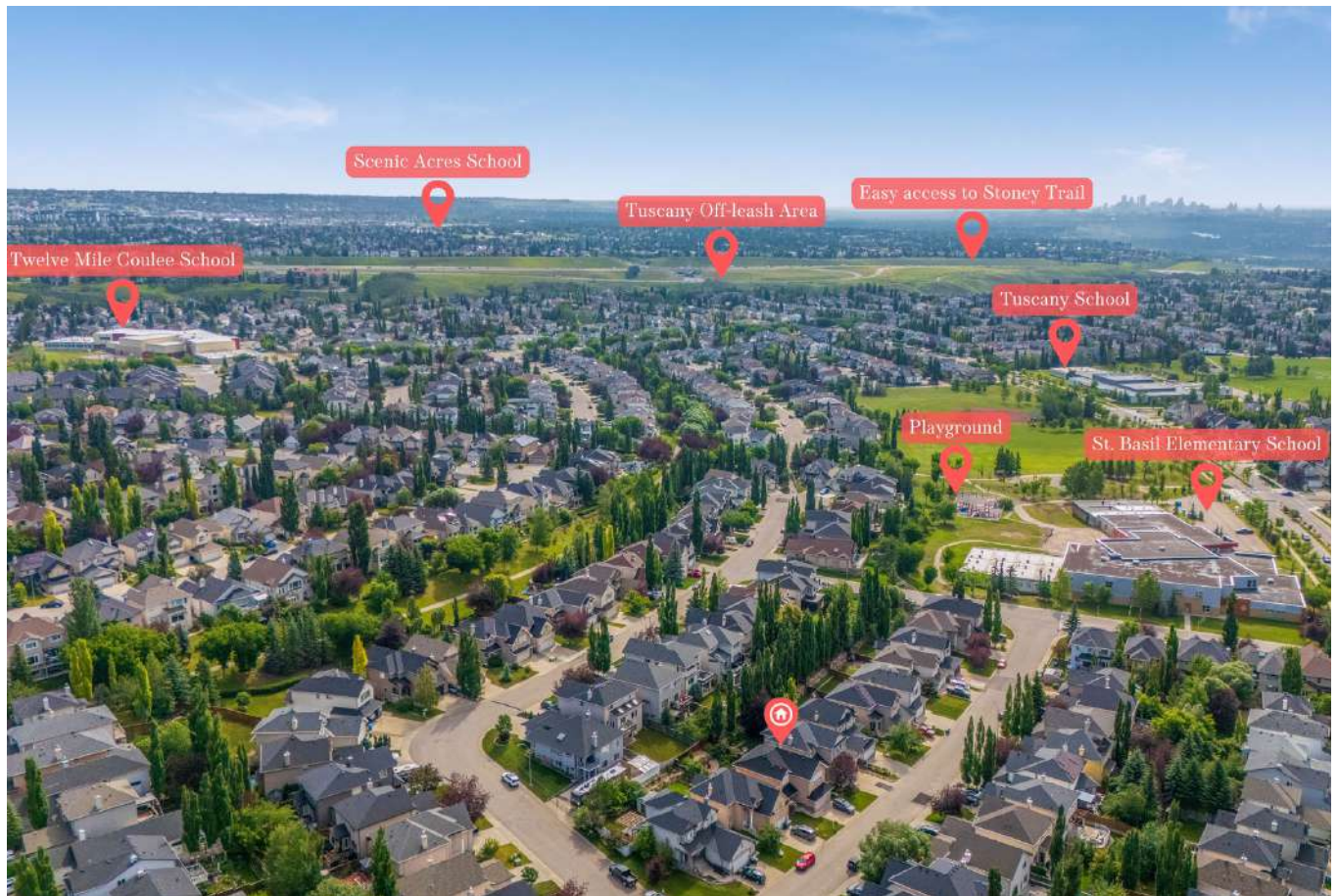












WELCOME TO

# TUSCANY



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# THE COMMUNITY

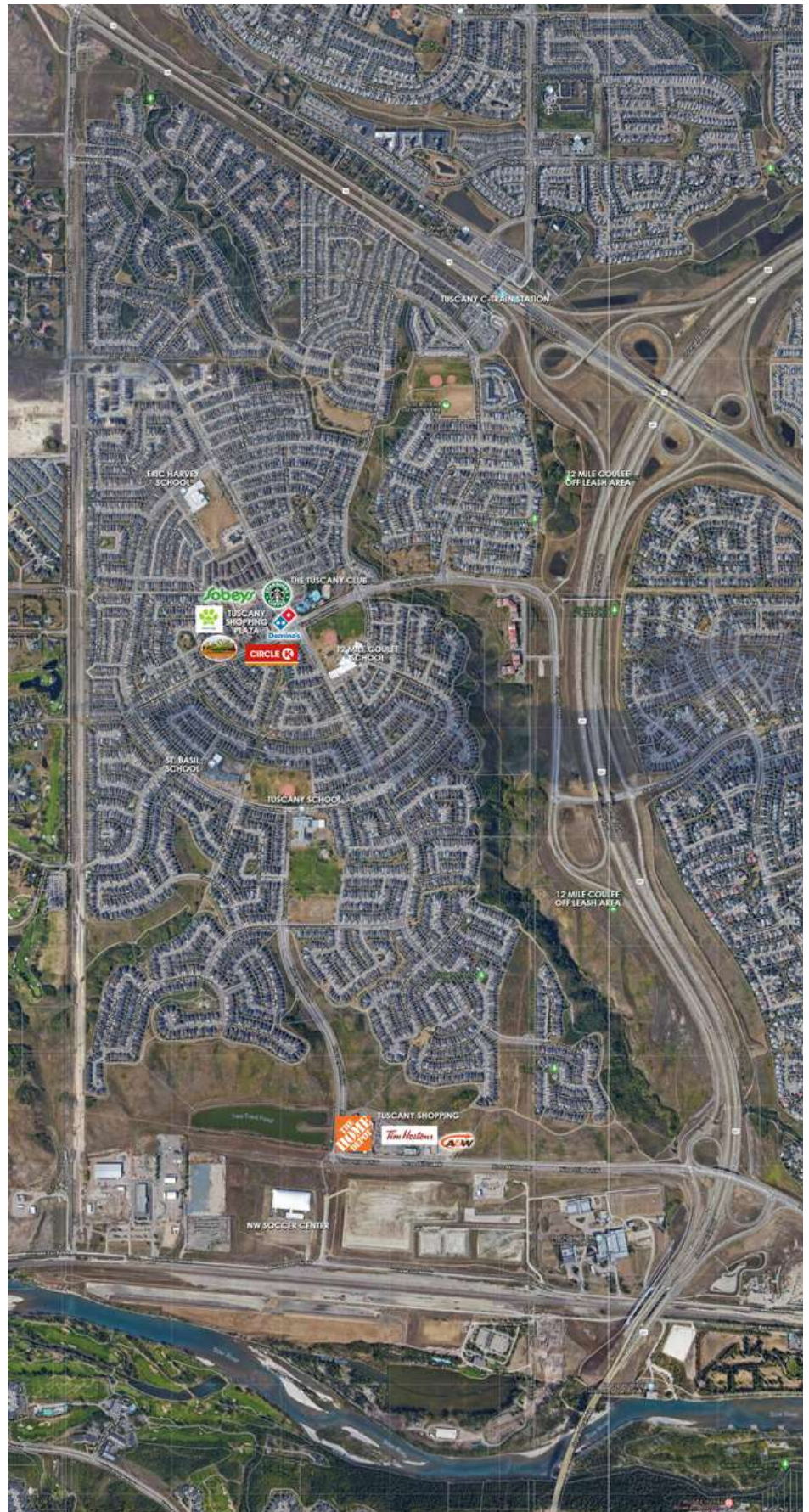
## Tuscany

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:

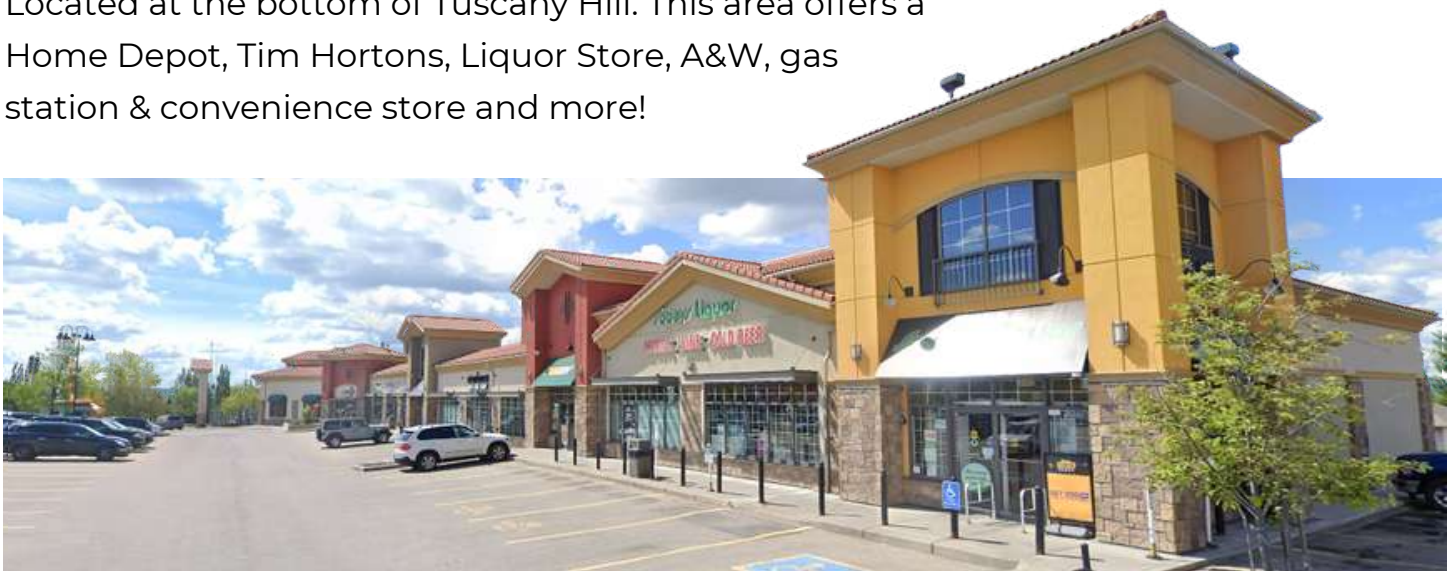
The community offers two shopping areas.

## 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



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## 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>



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## 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>

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## 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>



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### 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/>



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### 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 km<sup>2</sup> (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/>

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### 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

## 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/>

## 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>