

139 TUSCANY RIDGE CLOSE NW



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THE MCKELVIE GROUP

CALGARY & AREA | REAL ESTATE

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Real Broker

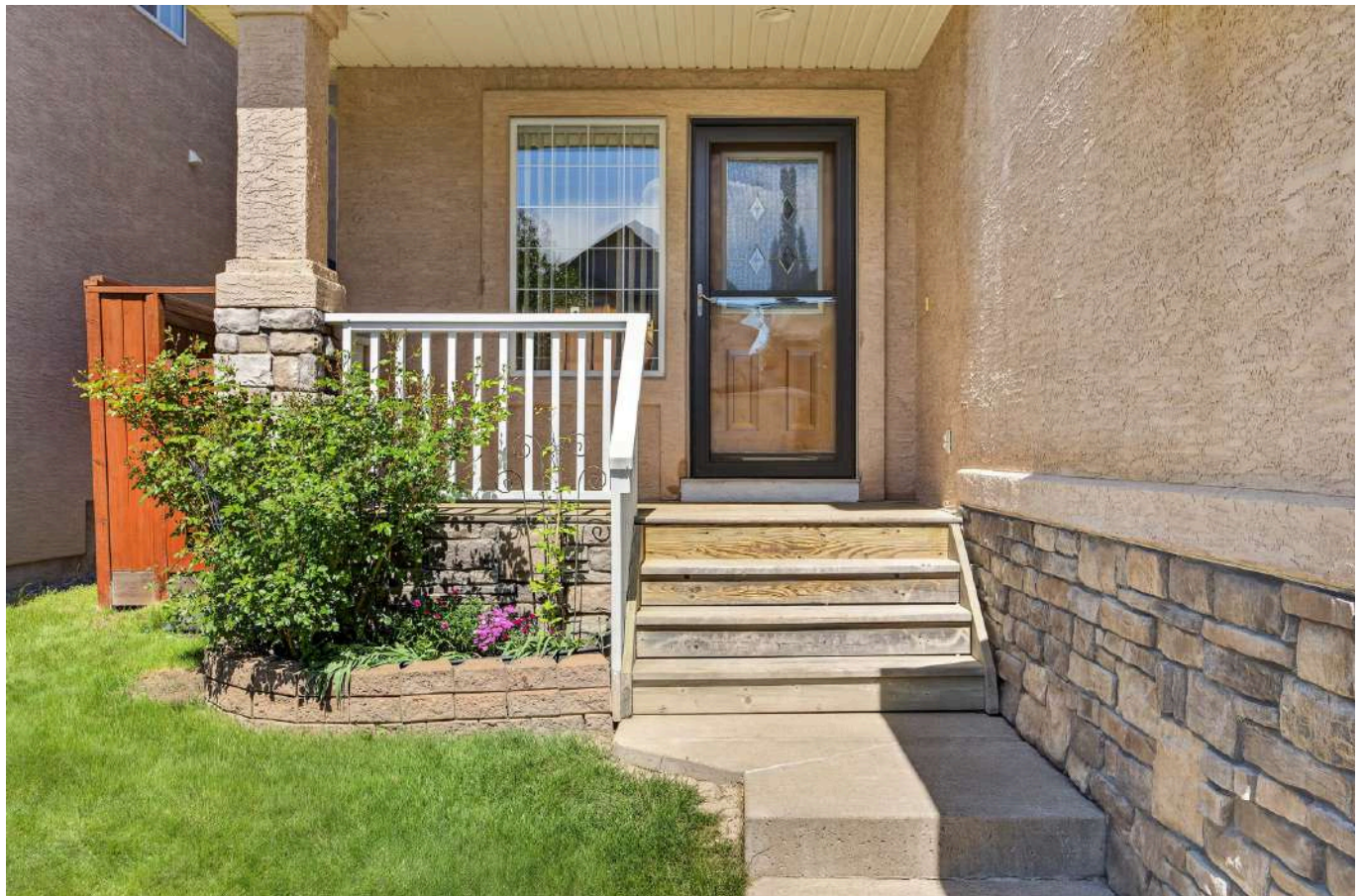
139 TUSCANY RIDGE CLOSE NW

An Albi-built residence in the heart of sought-after Tuscany, this is a home shaped by years of care, quiet pride, and the kind of craftsmanship that simply doesn't date. From the moment you step inside, it welcomes you: rich slate tile underfoot, light pouring through every window, and a striking stacked-stone fireplace anchoring a space that was always meant to bring people together. The living room opens effortlessly into the kitchen, and it's easy to picture why this became the heart of the home. A tiered island has hosted countless evenings: a glass of wine poured, conversation lingering, meals made shoulder to shoulder. Warm maple cabinetry, granite counters, and stainless appliances (including a newer Miele dishwasher) make it as functional as it is inviting, with a walk-through pantry and a sunlit breakfast nook just beyond. That nook opens to what may be the most cherished space of all. Lovingly cultivated season after season, the backyard is a true gardener's retreat, perennial beds that return each spring, fresh herbs and vegetables steps from the kitchen, Saskatoon bushes the kids have always raided in summer, and irises swaying gently in the breeze. A gas line on the deck means barbecues and long summer dinners are woven into everyday life here, just like the garden itself. Upstairs, a vaulted bonus room with charming arched niches offers a flexible retreat — movie nights, a quiet workday, or simply unwinding as the day winds down, made effortless by motorized blinds at the touch of a button. The primary suite is a calm escape unto itself, with a walk-in closet and a spa-like ensuite featuring a jetted corner soaker tub, separate shower, and a vanity with built-in makeup desk. Additional bedrooms and a full bath complete the level. Below, the fully finished basement with in floor heat, adds even more room to grow, featuring a spacious rec room with travertine stone tile, an additional bedroom awaiting a closet, and a three-piece bathroom, ideal for overnight guests, teenagers seeking their own retreat, or slow Sunday afternoons. Wine enthusiasts will appreciate the convenient cold storage, while those needing extra room will find it equally well suited for seasonal items, preserves, or additional household storage. Behind the warmth is a home that's been genuinely well cared for: a brand-new water softener (2026), newer boiler and hot water tank, newer washer and dryer, security wiring and central vac rough-in already in place for future peace of mind. Truly turn-key, nothing left to do but move in and make it yours. For one family, this has been the backdrop to years of memories. Set within walking distance from top-rated schools, the Tuscany Club, parks, and pathways, with Stoney Trail and the mountains just beyond, it's ready to become the same for yours.

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139 Tuscany Ridge Close NW Calgary, AB T3L 2K6

Residential
Active

A2324716

DOM: 0

LP: \$850,000.00

OP: \$850,000.00

PD:



Class:	Detached	City:	Calgary
County:	Calgary	Subdivision:	Tuscany
Type:	House	Ttl Beds:	3
Levels:	Two	F/H Bth:	3/1
Year Built:	2002	RMS SQFT:	2,284.56
LINC#:	0028325331	LP/SF:	\$372.06
Arch Style:	2 Storey	Suite:	No
# Illegal Suite:	0	# Legal Suite:	0
Possession:	30 Days / Neg	Lot Size:	4919 SF 456.99 SM
Lot Dim:		Lot Depth:	35.05 M 115'
Front Length:	13.52M 44' 4"	Lot:	13
Legal Desc:	0010499;33;13	Condo:	No
Legal Pln:	0010499	Blk:	33
Zoning:	R-CG	Tax Amt/Yr:	\$5,386.00/2026
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	Contact Agent for Details, No Disclosure	Front Exp:	S
Restrict:	Restrictive Covenant, See Remarks		

Recent Change: **06/26/2026 : NEW**

Public Remarks: An Albi-built residence in the heart of sought-after Tuscany, this is a home shaped by years of care, quiet pride, and the kind of craftsmanship that simply doesn't date. From the moment you step inside, it welcomes you: rich slate tile underfoot, light pouring through every window, and a striking stacked-stone fireplace anchoring a space that was always meant to bring people together. The living room opens effortlessly into the kitchen, and it's easy to picture why this became the heart of the home. A tiered island has hosted countless evenings: a glass of wine poured, conversation lingering, meals made shoulder to shoulder. Warm maple cabinetry, granite counters, and stainless appliances (including a newer Miele dishwasher) make it as functional as it is inviting, with a walk-through pantry and a sunlit breakfast nook just beyond. That nook opens to what may be the most cherished space of all. Lovingly cultivated season after season, the backyard is a true gardener's retreat, perennial beds that return each spring, fresh herbs and vegetables steps from the kitchen, Saskatoon bushes the kids have always raided in summer, and irises swaying gently in the breeze. A gas line on the deck means barbecues and long summer dinners are woven into everyday life here, just like the garden itself. Upstairs, a vaulted bonus room with charming arched niches offers a flexible retreat — movie nights, a quiet workday, or simply unwinding as the day winds down, made effortlessly by motorized blinds at the touch of a button. The primary suite is a calm escape unto itself, with a walk-in closet and a spa-like ensuite featuring a jetted corner soaker tub, separate shower, and a vanity with built-in makeup desk. Additional bedrooms and a full bath complete the level. Below, the fully finished basement with in floor heat, adds even more room to grow, featuring a spacious rec room with travertine stone tile, an additional bedroom awaiting a closet, and a three-piece bathroom, ideal for overnight guests, teenagers seeking their own retreat, or slow Sunday afternoons. Wine enthusiasts will appreciate the convenient cold storage, while those needing extra room will find it equally well suited for seasonal items, preserves, or additional household storage. Behind the warmth is a home that's been genuinely well cared for: a brand-new water softener (2026), newer boiler and hot water tank, newer washer and dryer, security wiring and central vac rough-in already in place for future peace of mind. Truly turn-key, nothing left to do but move in and make it yours. For one family, this has been the backdrop to years of memories. Set within walking distance from top-rated schools, the Tuscany Club, parks, and pathways, with Stoney Trail and the mountains just beyond, it's ready to become the same for yours.

Directions:

Rooms & Measurements

Baths:	1P	2P	3P	4P	5P	6P	Bed Abv: 3	Main: 97.53	Mtr2	1,049.85	SqFt
EnSt Bth:	0	1	2	0	0	0	Rms Abv: 8	Upper: 114.71	Mtr2	1,234.71	SqFt
Garage Dims (L x W):								Blw Grade: 88.50	Mtr2	952.59	SqFt
								Total AG: 212.24	Mtr2	2,284.56	SqFt

Property Information

Basement:	Full	Laundry Ft:	Main Level
Basement Dev:	Finished	Basement Ft:	Other
Heating:	Forced Air, Natural Gas, Radiant	Cooling:	None
Construction:	Concrete, See Remarks, Stucco	Fireplaces:	1/Gas
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile
Exterior Feat:	BBQ gas line, Fire Pit, Garden, Private Yard	Fencing:	Fenced
Roof Type:	Rubber, Tile	Patio/Porch:	Deck, See Remarks
Reports:	RMS Supplements, RPR with Compliance		
Parking:	Double Garage Attached, Oversized	Total:	4
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, See Remarks, Vaulted Ceiling(s)		
Comm Feature:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths		
Lot Features:	Back Yard, Close to Clubhouse		
HOA:	\$308.00/Annually		
HOA Include:	Amenities w/HOA		
Goods Include:	Garage Control(s), Garage Door Opener, Range Hood, Microwave, Washer/Dryer, Irrigation System (as is), 2 TV Brackets, All Window Coverings, Cabinets in the Basement Bathroom		
Appliances:	Dishwasher, Oven, Refrigerator, Stove(s), Washer/Dryer		

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Other Equip: Water Softener
Goods Exclude: 2 TVs
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	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				



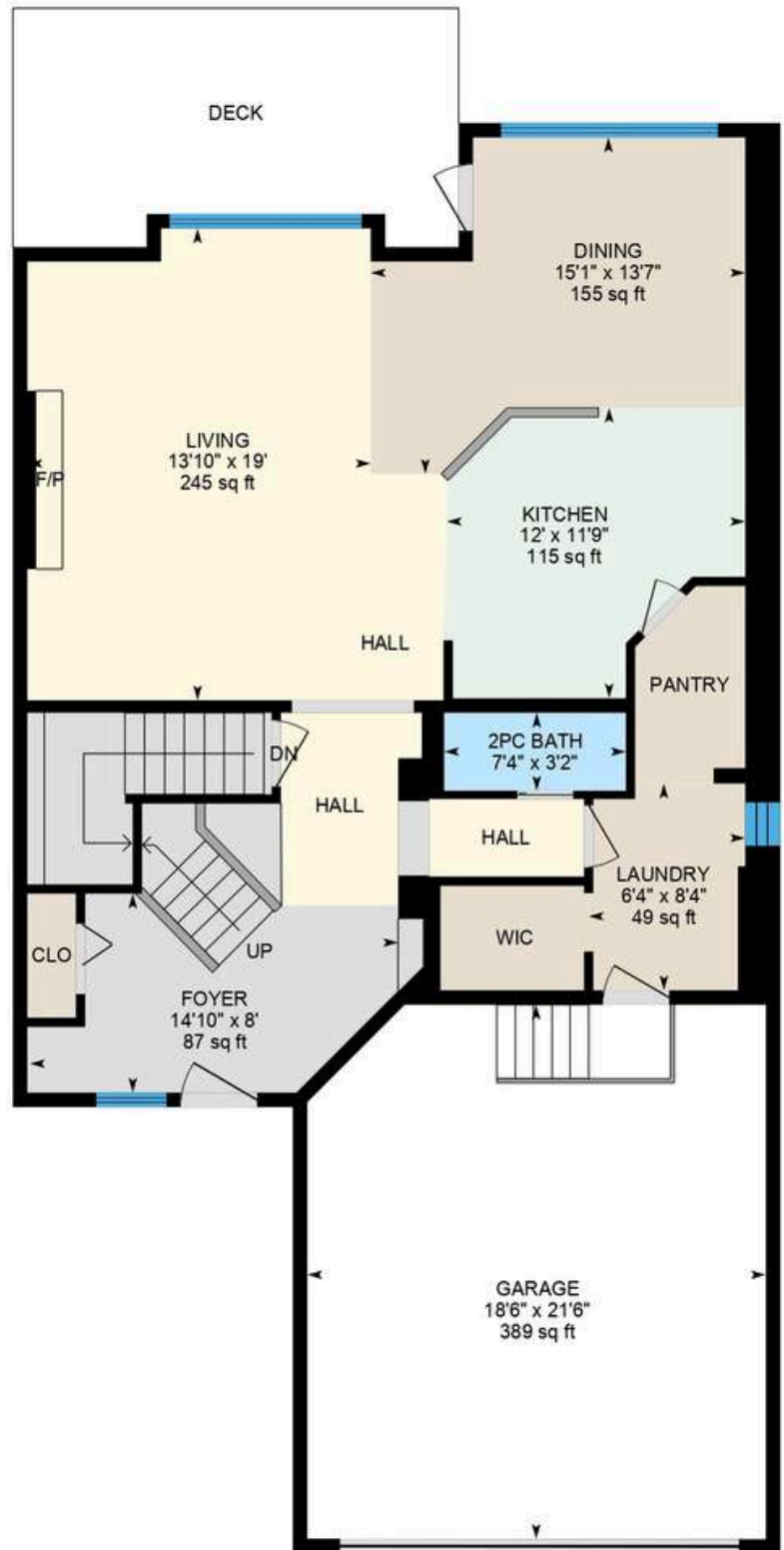
THE FLOOR PLAN

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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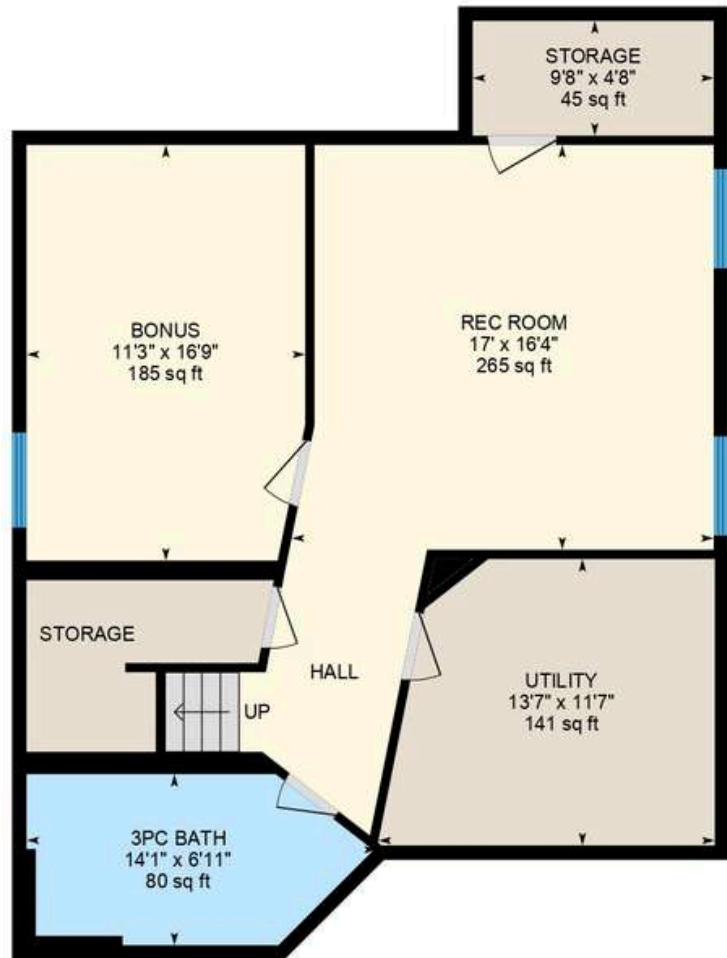
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THE FLOOR PLAN

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.

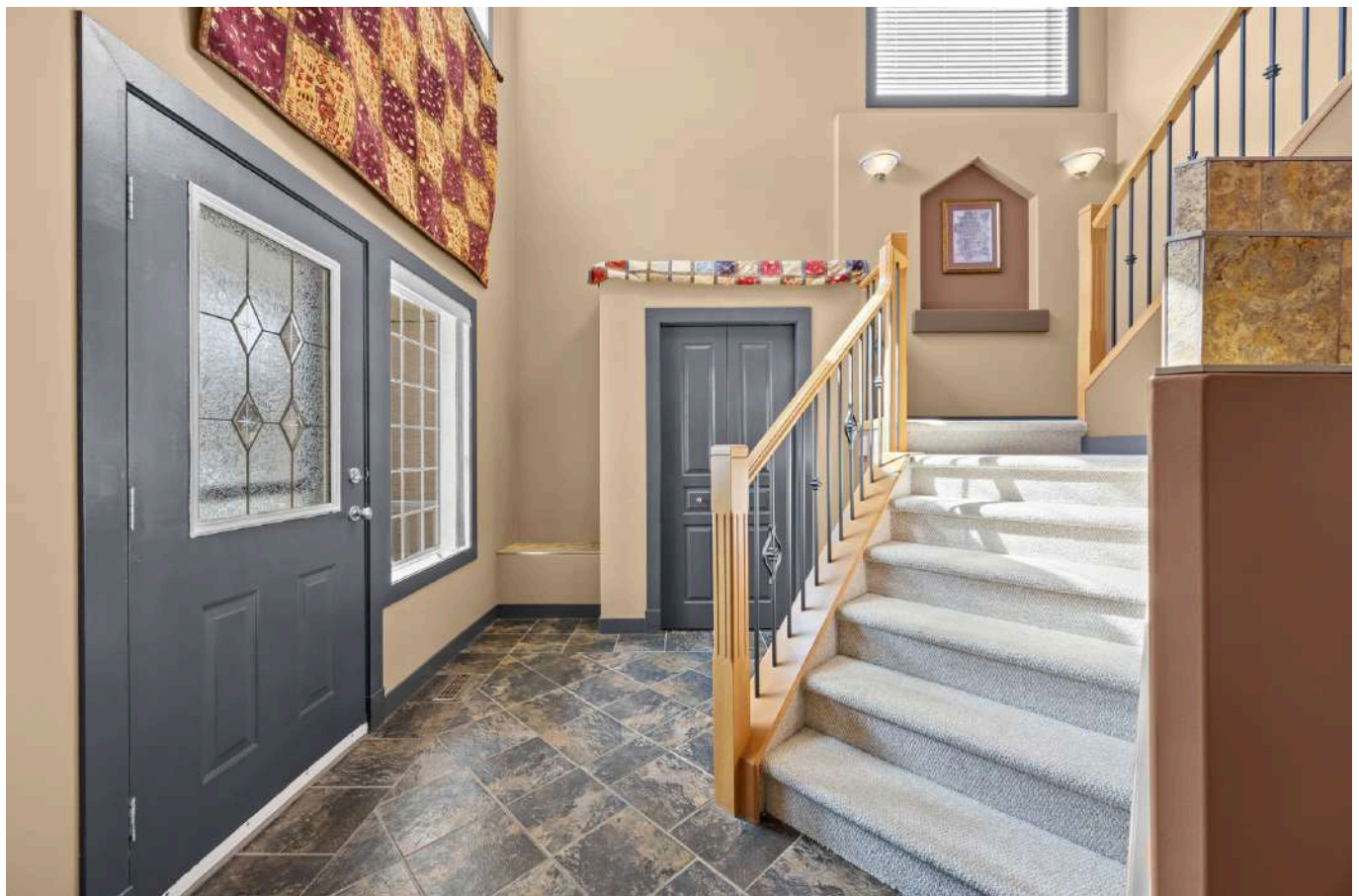
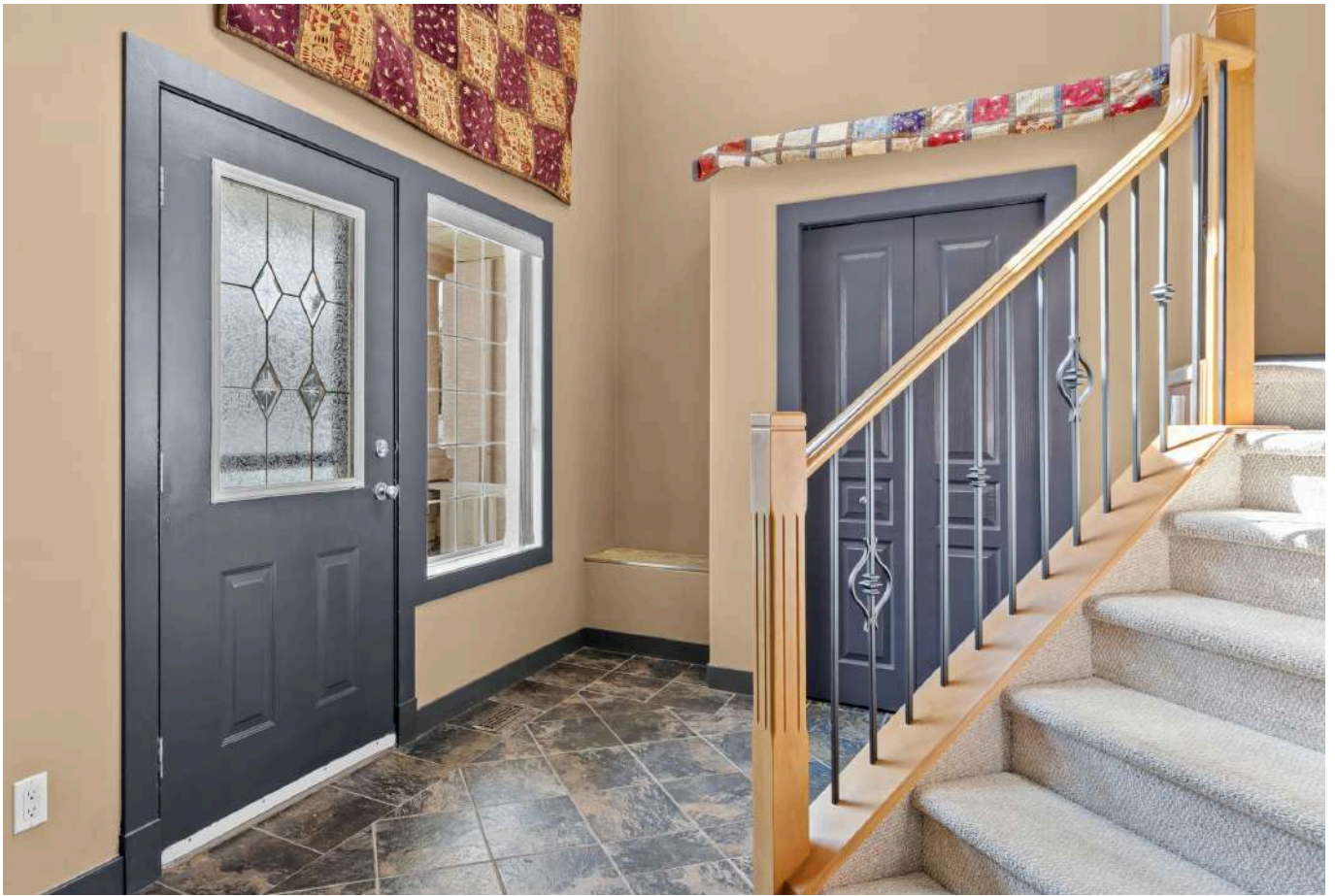
FLOOR AREA INFORMATION

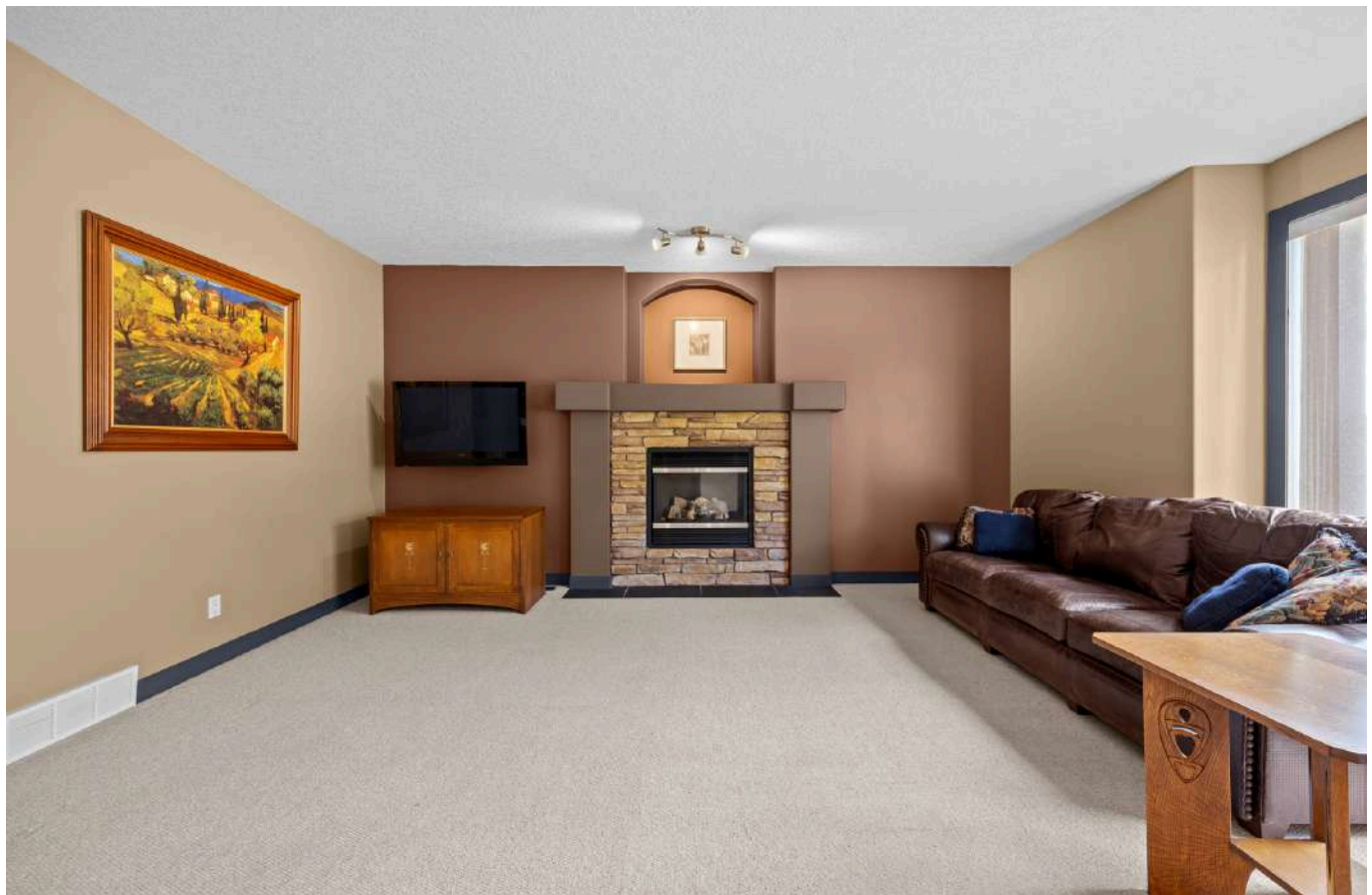
Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

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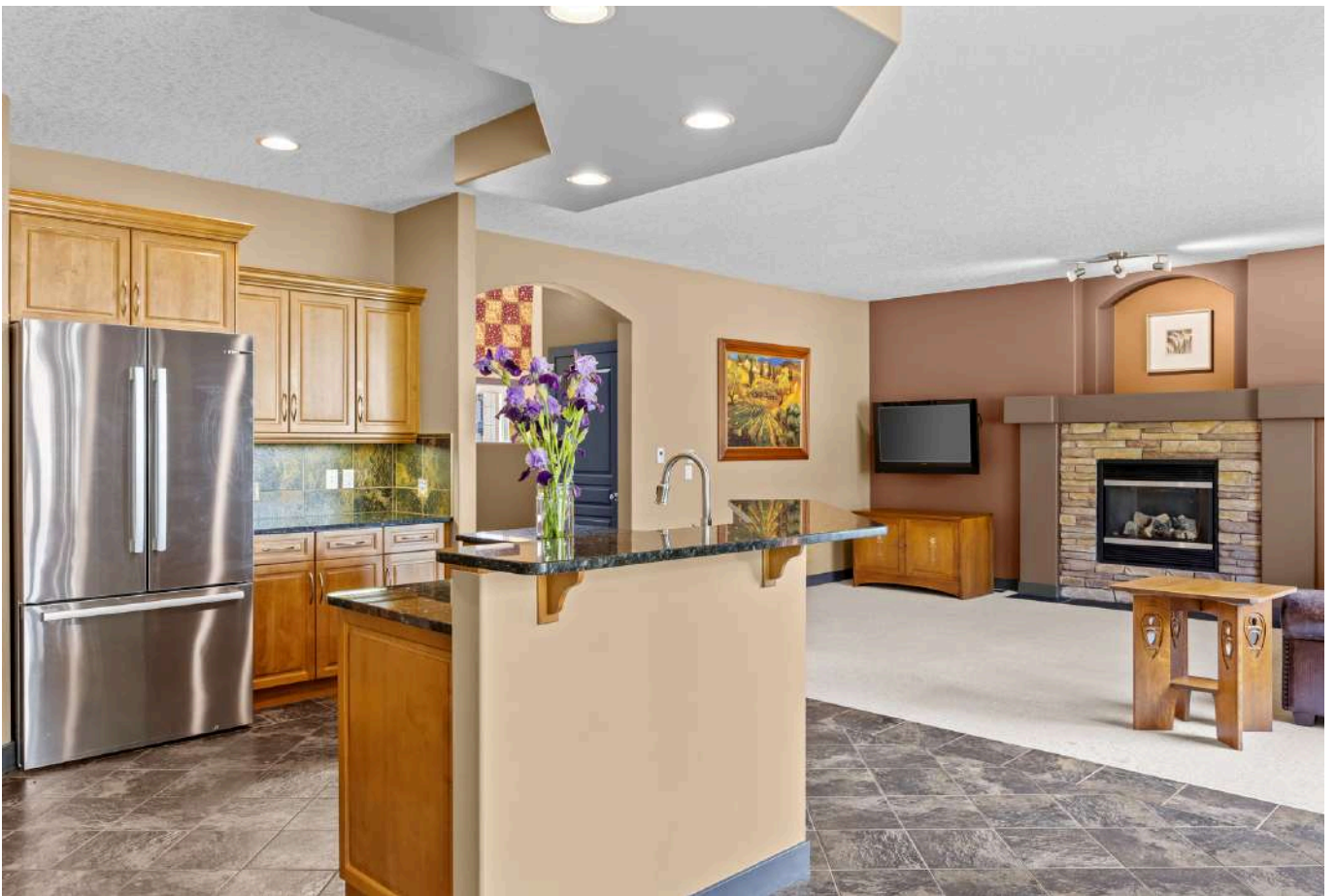
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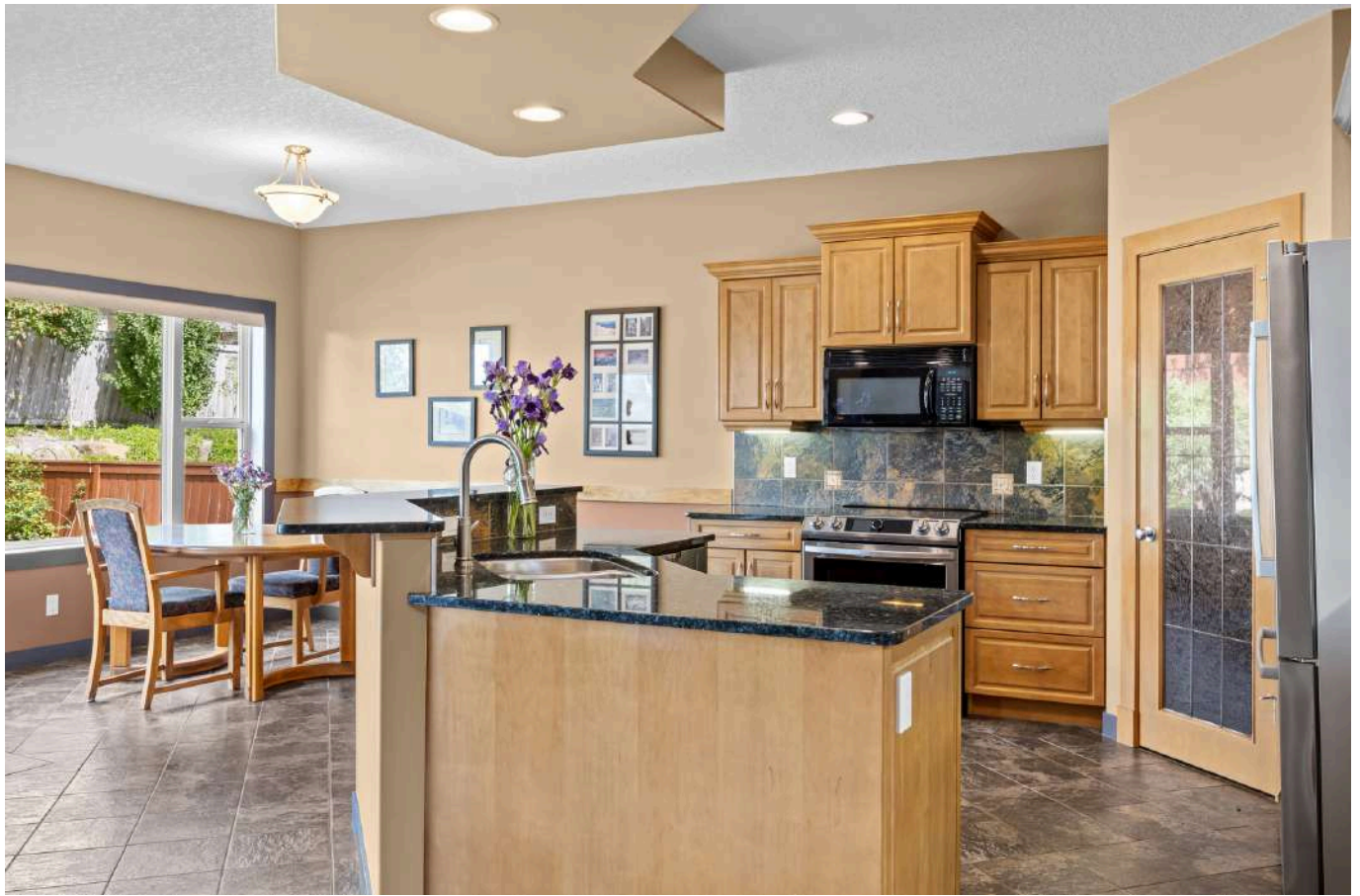
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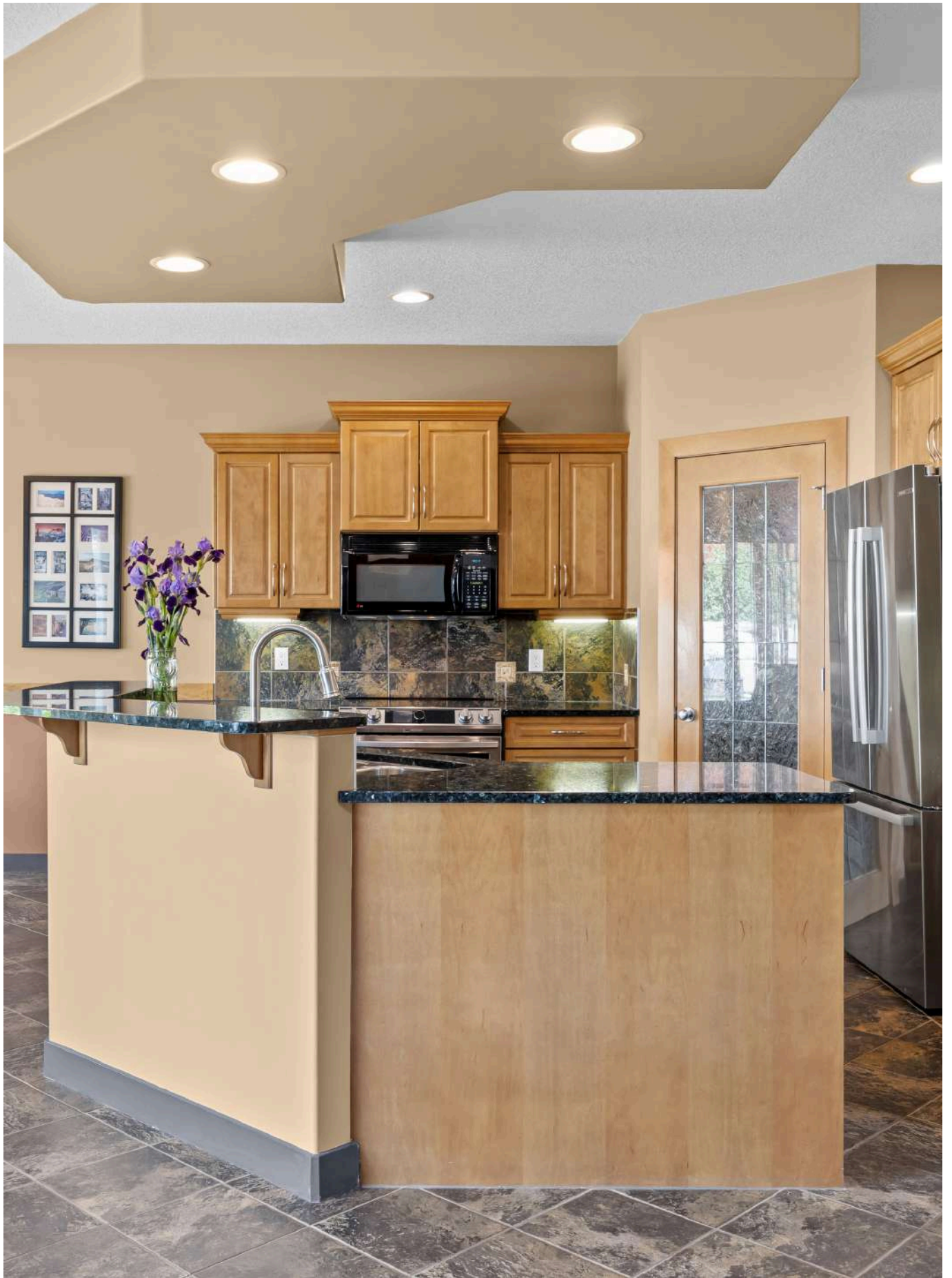




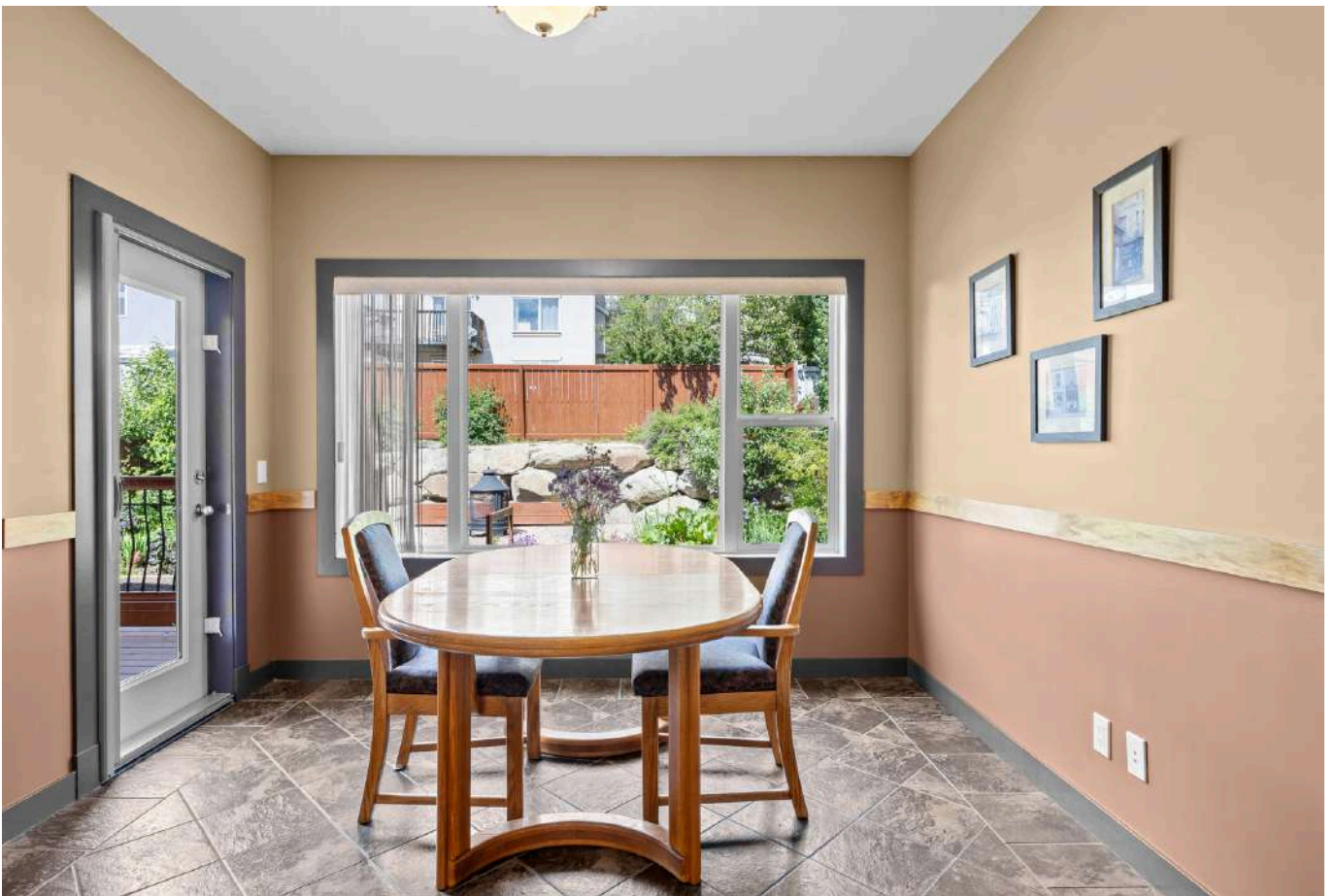
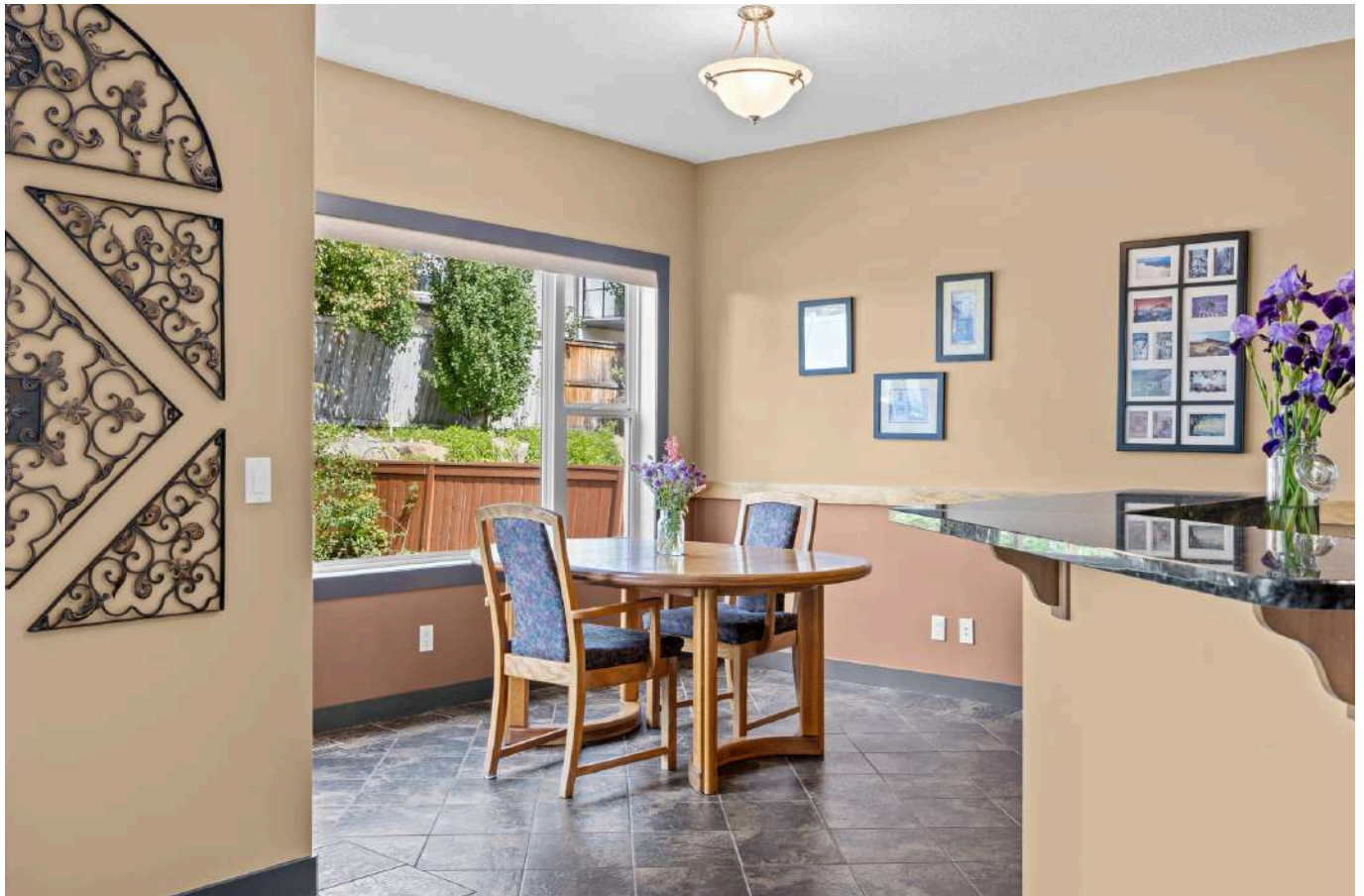


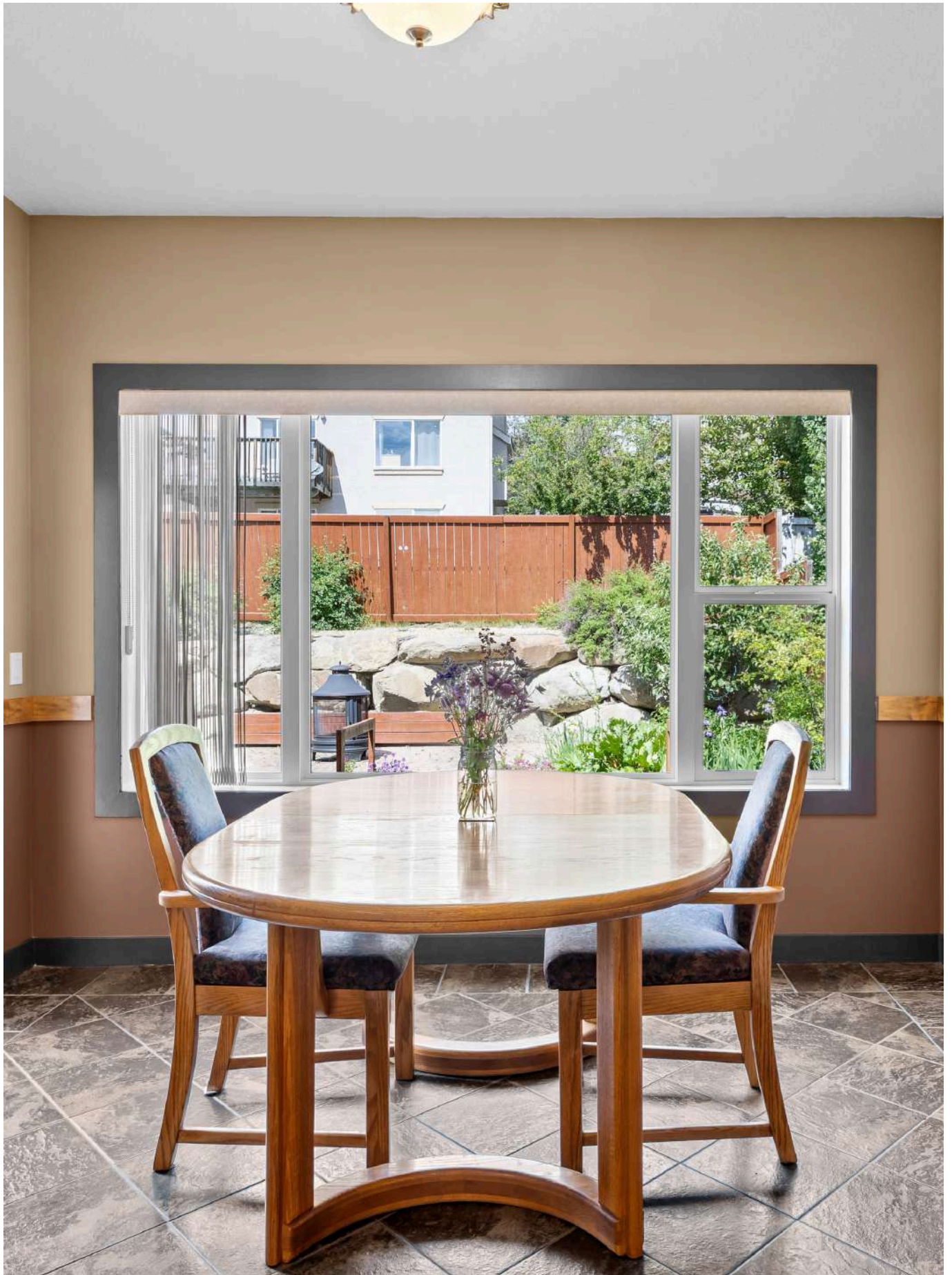




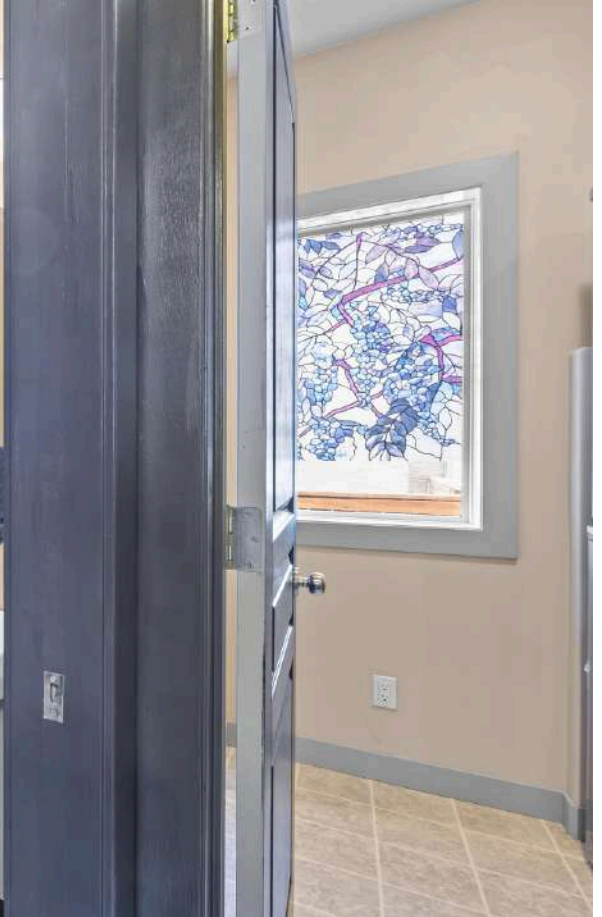












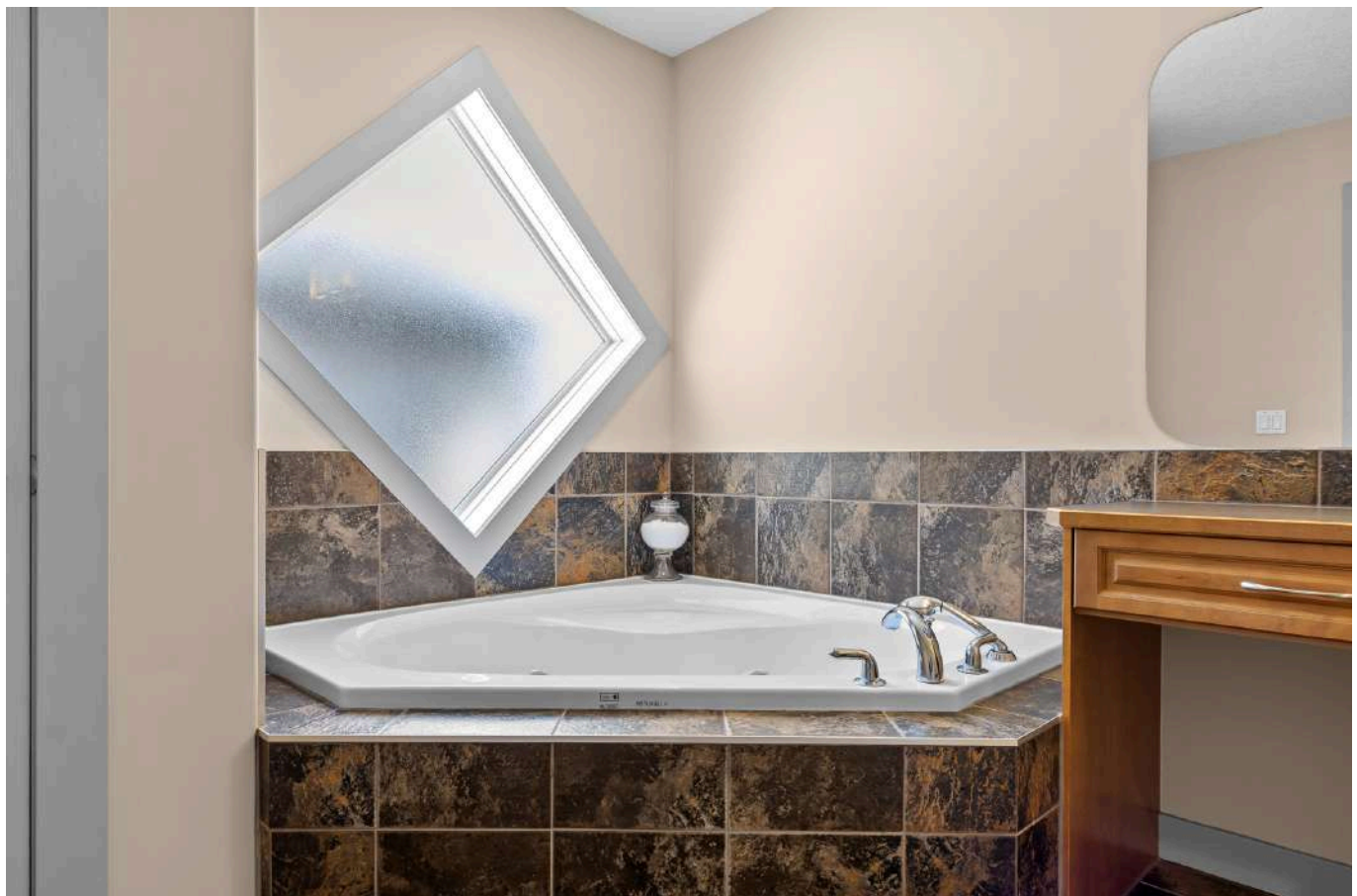
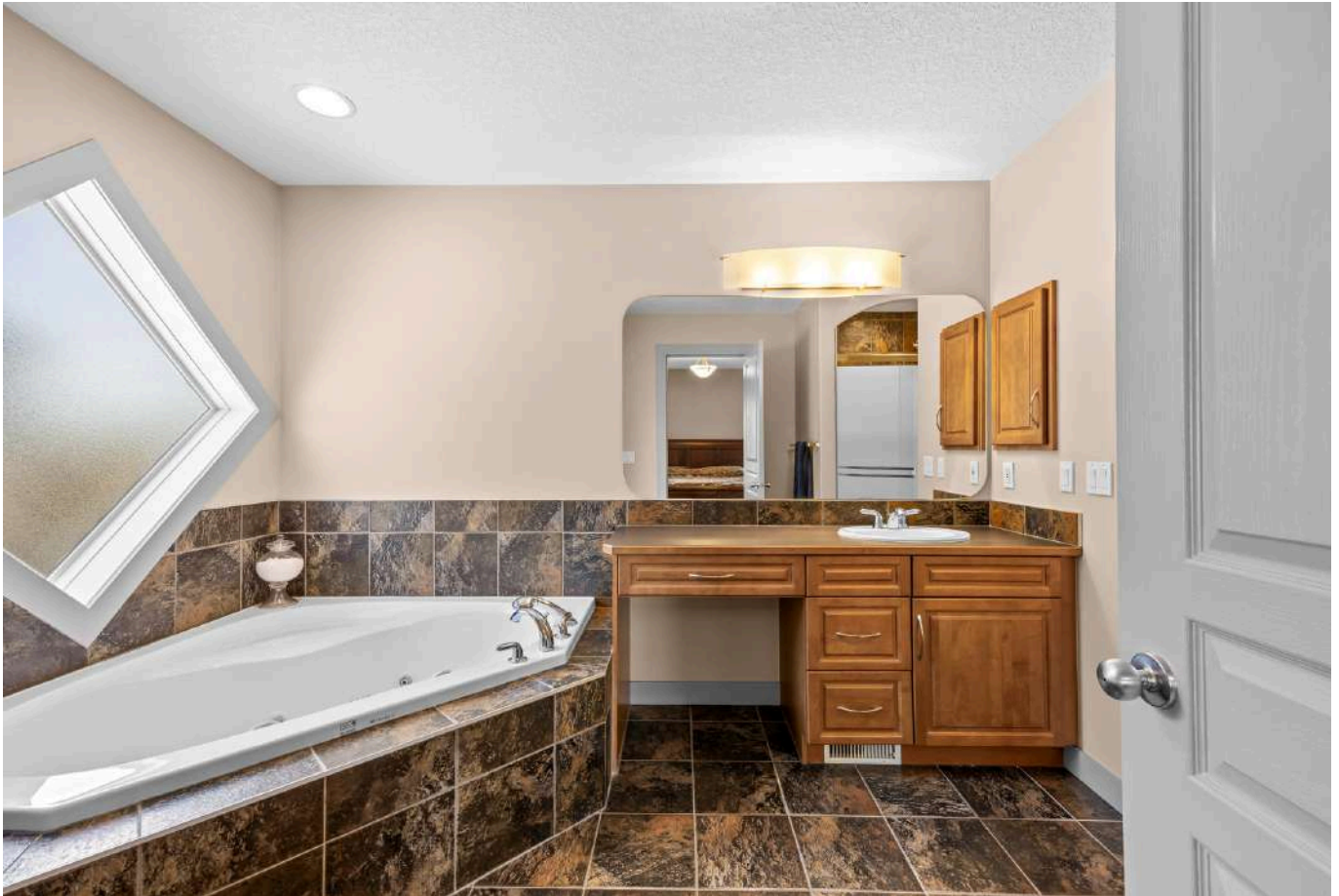




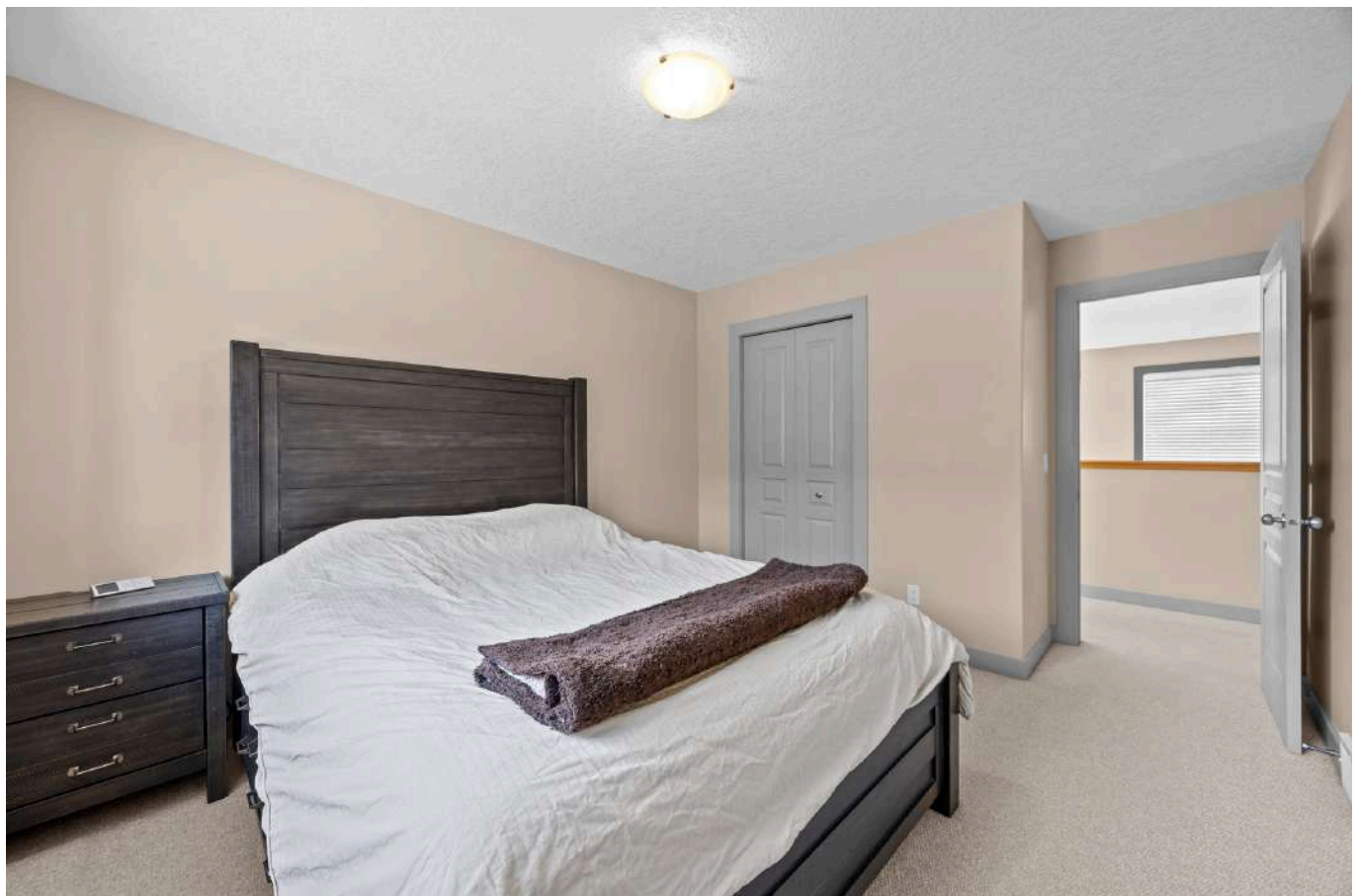






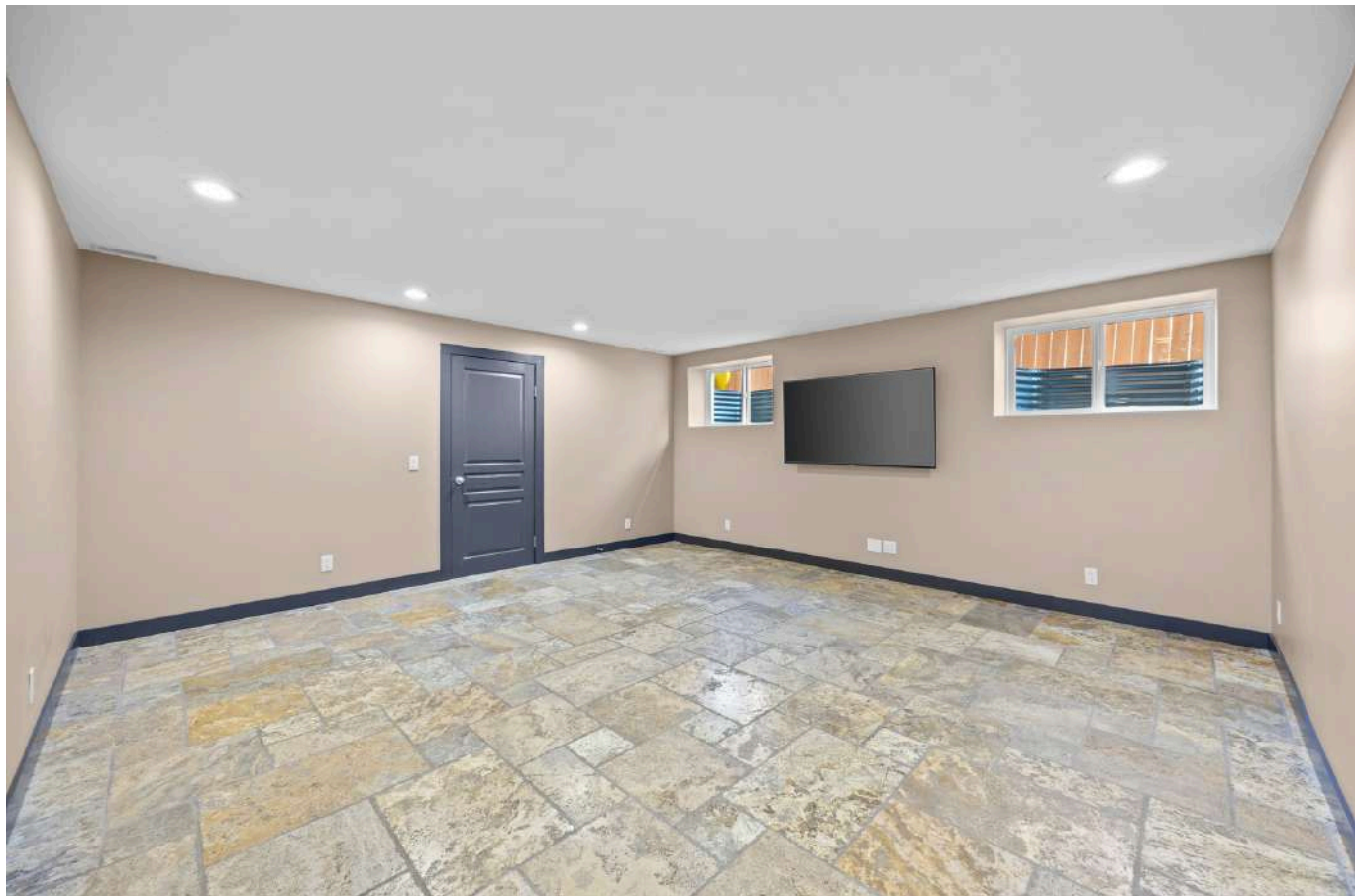










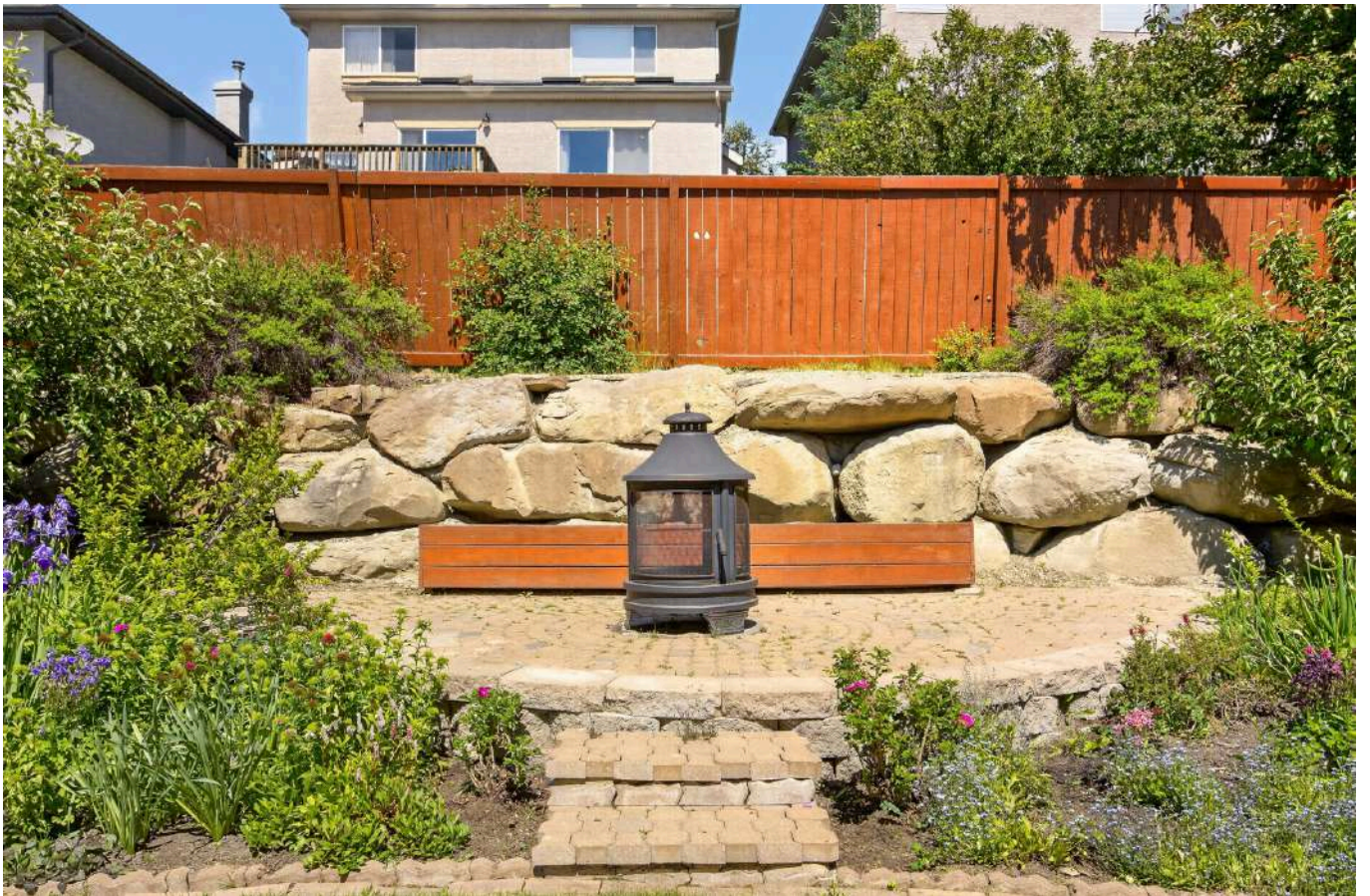














WELCOME TO

TUSCANY



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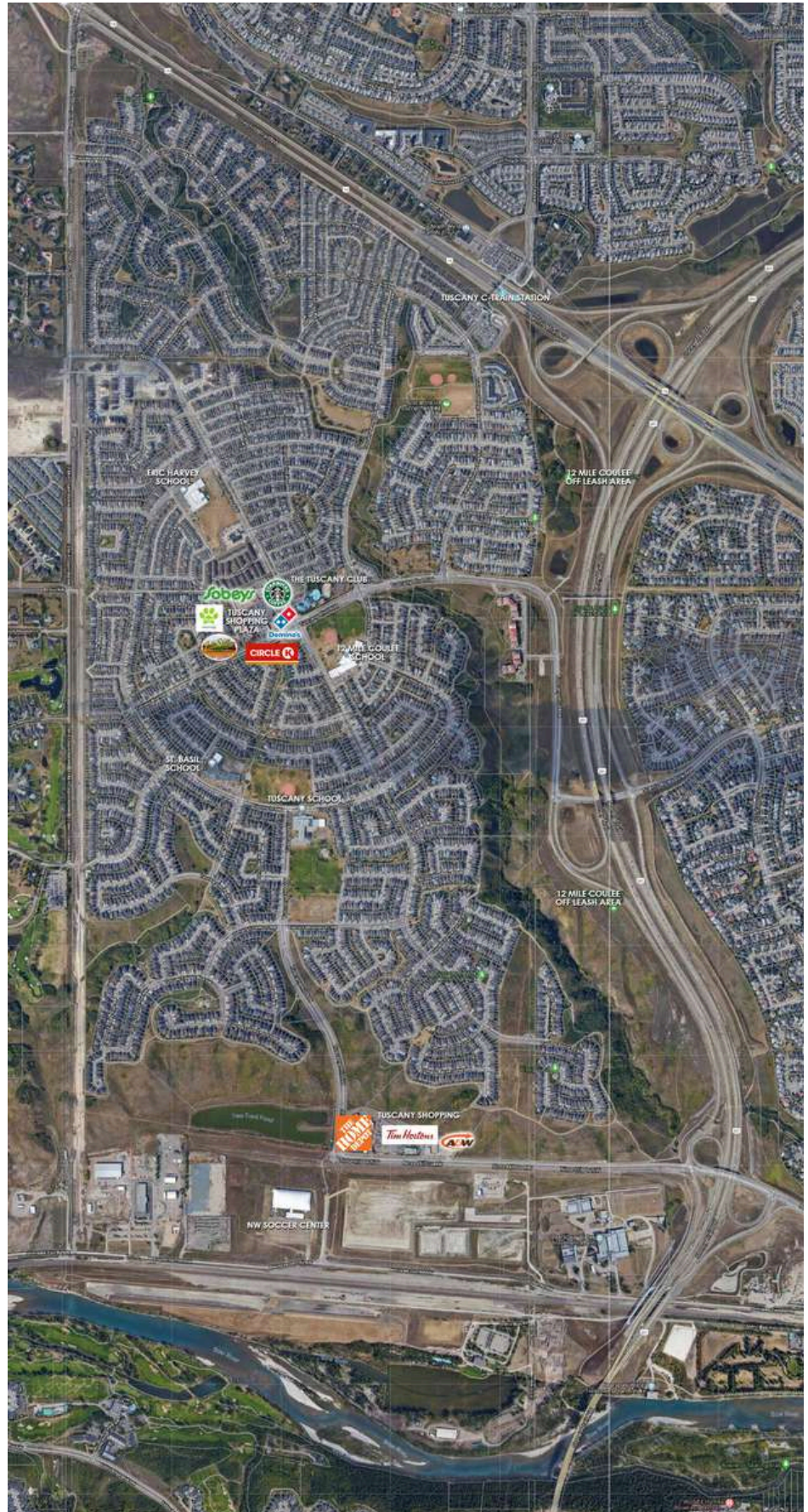
THE COMMUNITY

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:

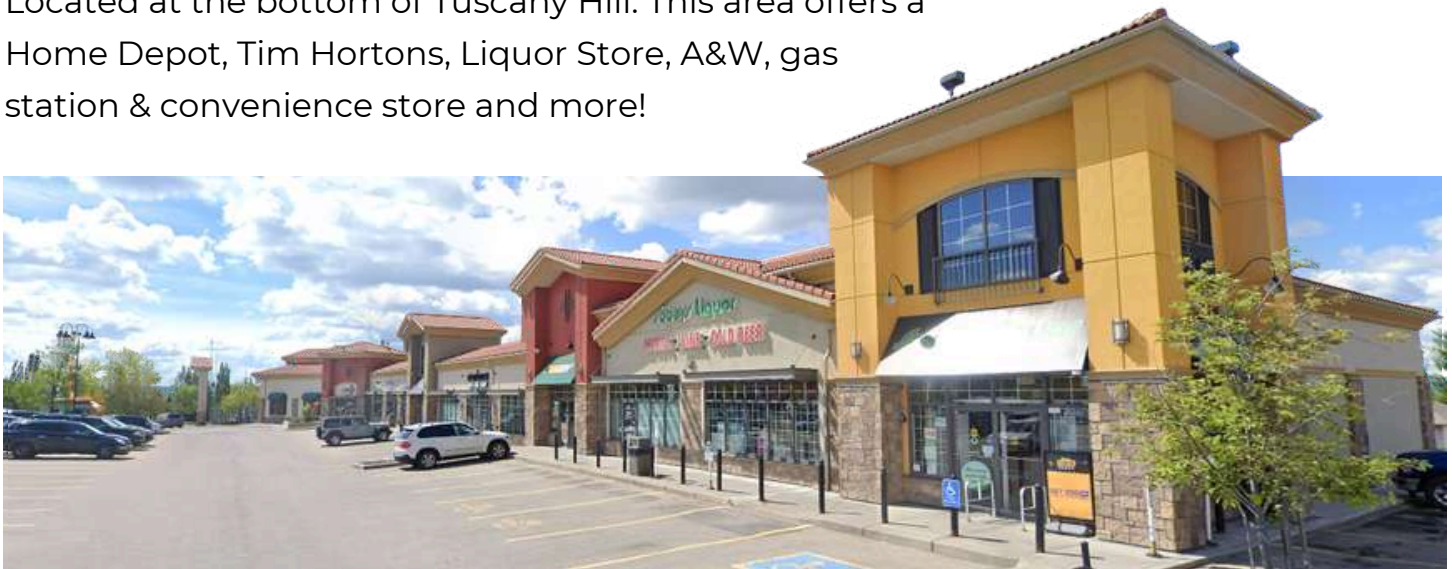
The community offers two shopping areas.

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 PI 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

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>

