

Tuscany

35 Tusslewood Drive NW



—THE
McKELVIE
—GROUP.com

real
Real Broker

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35 Tusslewood Drive NW

Some homes catch your eye from the street and never quite let go. That's the effect of this exceptional Tuscan craftsman - blue Hardie Plank siding, cedar shake gables, river stone accents, and an arched entrance that signals something special long before you step inside. It's the kind of exterior that draws admiring glances from passersby, and the interior delivers on every one of those expectations. A spacious foyer welcomes you in and draws your gaze immediately toward the back of the home, where the family room unfolds around a wood-burning fireplace — an increasingly rare find - flanked by custom built-ins and complemented by bookshelf cabinetry that gives the space an inviting, lived-in warmth. The picture window here frames the backyard like a painting you'll never tire of looking at. Between the family room and the kitchen, the dining room has direct access to the deck and overlooks the yard - so beautiful the owners use it for everyday dining. Clever pocket doors allow the kitchen to be closed off when entertaining, a thoughtful detail that speaks to how carefully this home was designed. The kitchen is genuinely lovely: ivory cabinetry with granite counters, subway tile backsplash, gas cooktop, Miele double wall ovens, and a panel-front refrigerator. A slightly lowered counter section is a baker's delight, and a cozy nook - originally designed as a breakfast area - has been reimagined as a quiet sitting spot with views over the yard and pond. The main floor also includes a well-appointed mudroom with garage access, a family command station, a powder room with charming wallpaper, and a flex room with sliding barn doors - ideal as a home office or reading room. Upstairs, the wide staircase leads to a generous landing before arriving at the recently updated primary suite. It overlooks the yard, and the renovated ensuite is exceptional - thick marble counters, aged brass fixtures, and a herringbone-tiled shower where every detail has been chosen with care. The walk-in closet, outfitted with custom built-ins and his-and-hers laundry hampers, renders dressers unnecessary. Two additional bedrooms, a full bath, and a laundry room with sink complete the upper level. And then there is the backyard. Mature trees, a stone-edged pond, layered gardens bursting with perennials, multiple stone patio areas, a pergola, and additional green space beyond the property line - it is a garden sanctuary unlike anything you'll find in a typical suburban yard. The seamless flow between the indoor and outdoor spaces makes entertaining feel entirely natural here. Backing onto green space, this is a home that rewards every glance - from the street, from the kitchen window, from a quiet evening on the patio.

Property Details

Offered At: \$1,200,000

Possession: 60 days, negotiable

Size: 2,674.36 Sq. Ft.

Property Taxes (2025): \$6,174

HOA: \$307.00/Annually . . . Amenities w/HOA

Flooring: Carpet, Hardwood, Tile

Heating: Forced Air, Natural Gas

Fireplaces: 1/Family Room, Gas Starter, Wood Burning

Kitchen: The kitchen offers ivory cabinetry with granite counters, subway tile backsplash, gas cooktop, Miele double wall ovens, and a panel-front refrigerator. A slightly lowered counter section is a baker's delight.

Laundry: Upper Level

Parking: Double Garage Attached Total: 4

Goods Include: Built in BBQ, Built-In Oven, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings

Goods Exclude: Curtains in front den and in spare bedroom upstairs





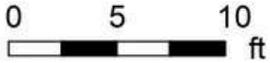
THE FLOOR PLAN

MAIN FLOOR:

EXTERIOR AREA: 1439.91 SQ. FT.

INTERIOR AREA: 1344.51 SQ. FT.

EXCLUDED AREA: 430.85 SQ. FT.



THE FLOOR PLAN

SECOND FLOOR:

EXTERIOR AREA: 1234.45 SQ. FT.

INTERIOR AREA: 1151.36 SQ. FT.

EXCLUDED AREA: 77.48 SQ. FT.



ROOM DIMENSIONS

Main Building

MAIN FLOOR

2pc Bath: 7'10" x 3'1"
Dining: 10'6" x 13'
Foyer: 6'4" x 21'1"
Garage: 19'4" x 20'10"
Kitchen: 12'6" x 17'3"
Living Room: 17'3" x 19'6"
Mudroom: 10'7" x 7'9"
Nook: 12'7" x 10'
Office: 11'8" x 12'2"

2ND FLOOR

4pc Bath: 10' x 10'
4pc Ensuite: 9'7" x 9'
Bedroom: 10' x 12'1"
Bedroom: 13'3" x 12'
Laundry: 5'11" x 8'6"
Primary: 15'1" x 12'
Wic: 11'7" x 8'10"

Main Building

MAIN FLOOR

Interior Area: 1344.51 sq ft
Excluded Area: 430.85 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1439.91 sq ft

2ND FLOOR

Interior Area: 1151.36 sq ft
Excluded Area: 77.48 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1234.45 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 2495.88 sq ft
Excluded Area: 508.32 sq ft
Exterior Area: 2674.36 sq ft

Total Area (Above & Below Grade), Main Building

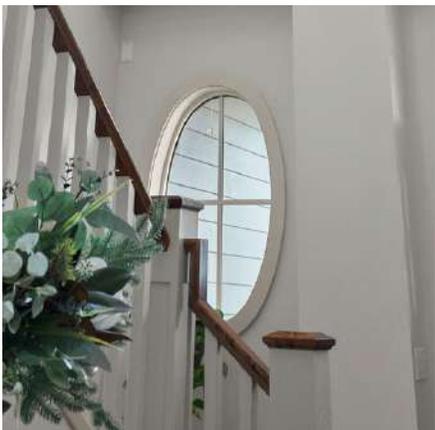
Interior Area: 2495.88 sq ft
Excluded Area: 508.32 sq ft
Exterior Area: 2674.36 sq ft

Room Measurements

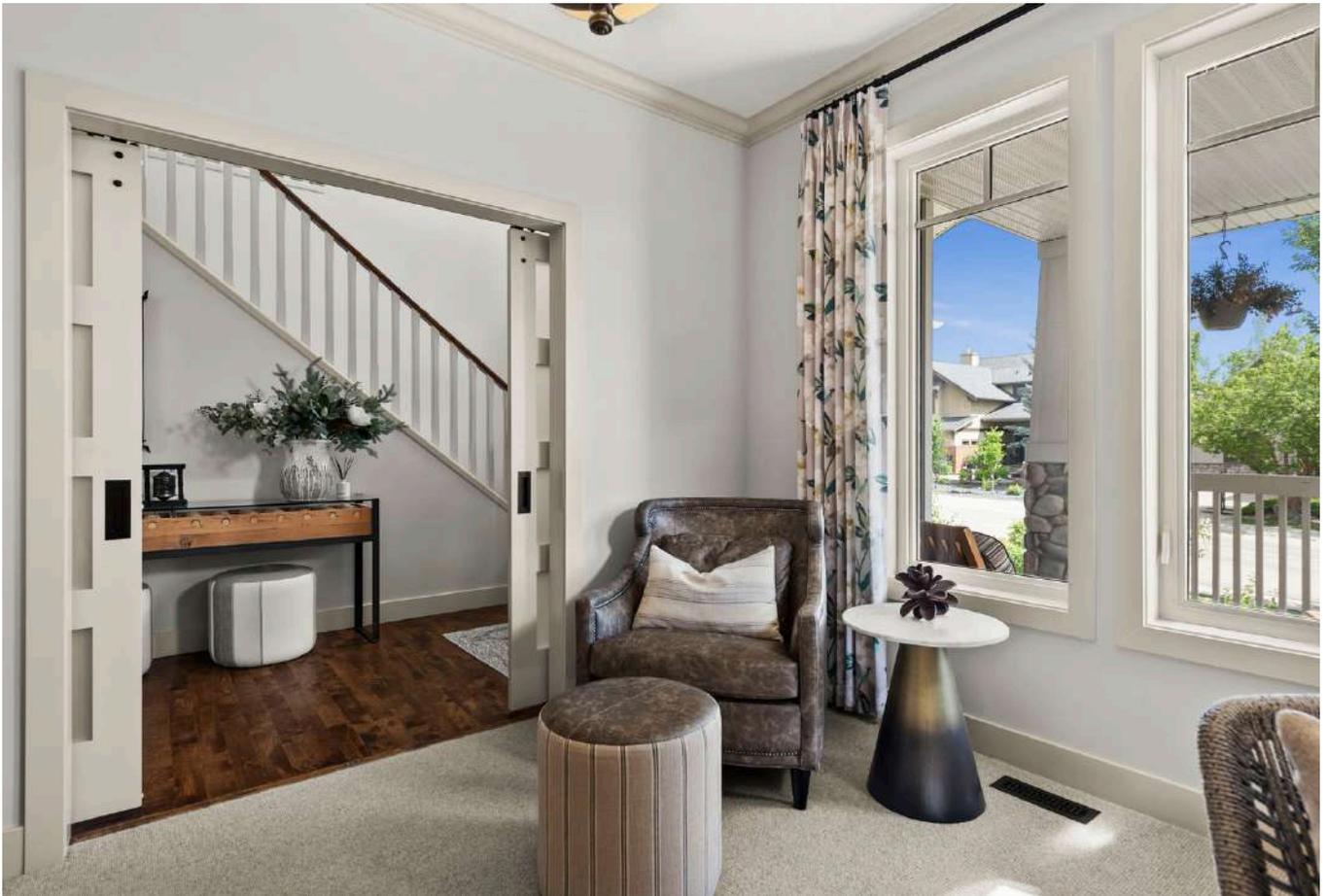
Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Floor Area Information

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



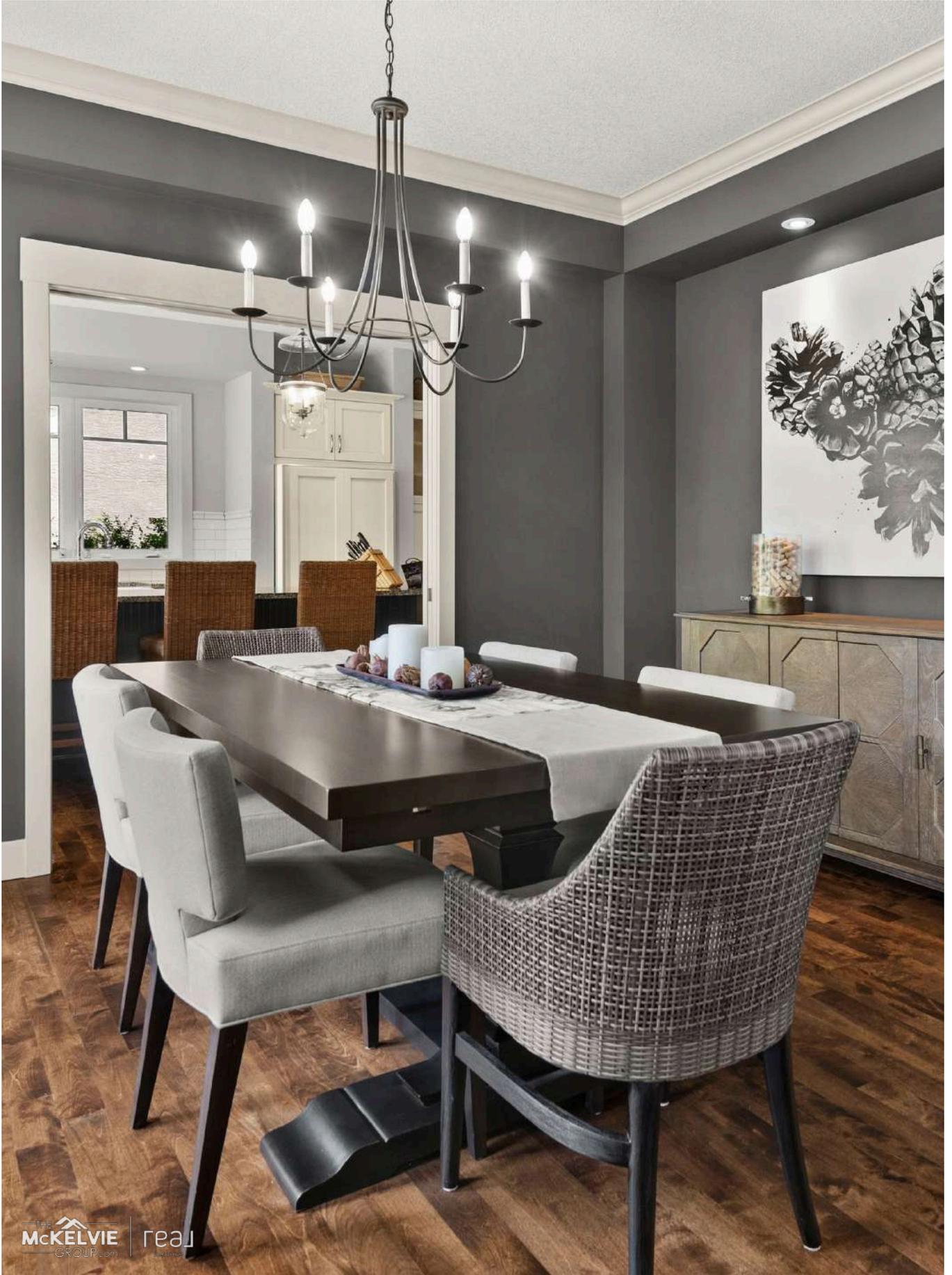






















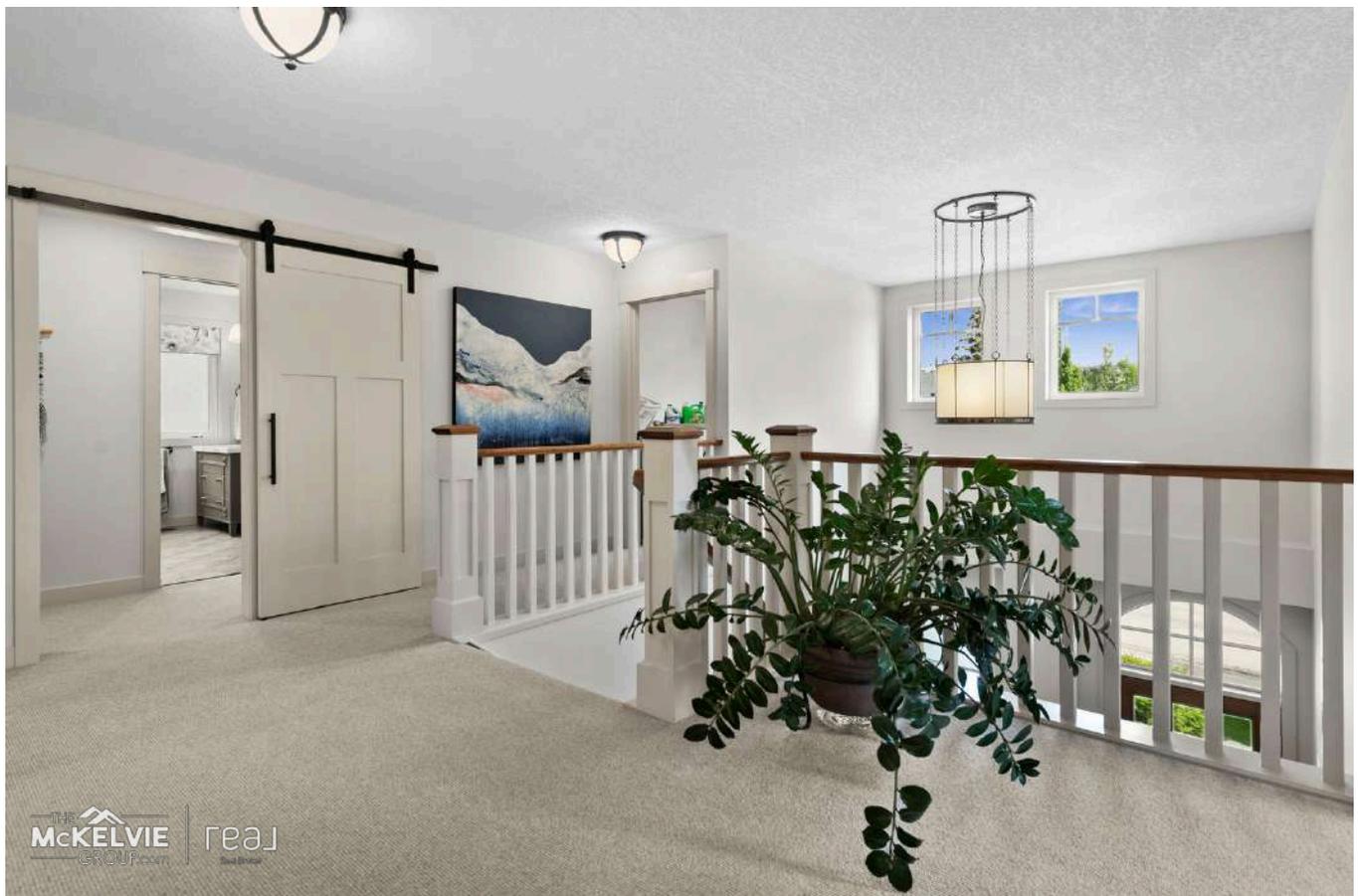














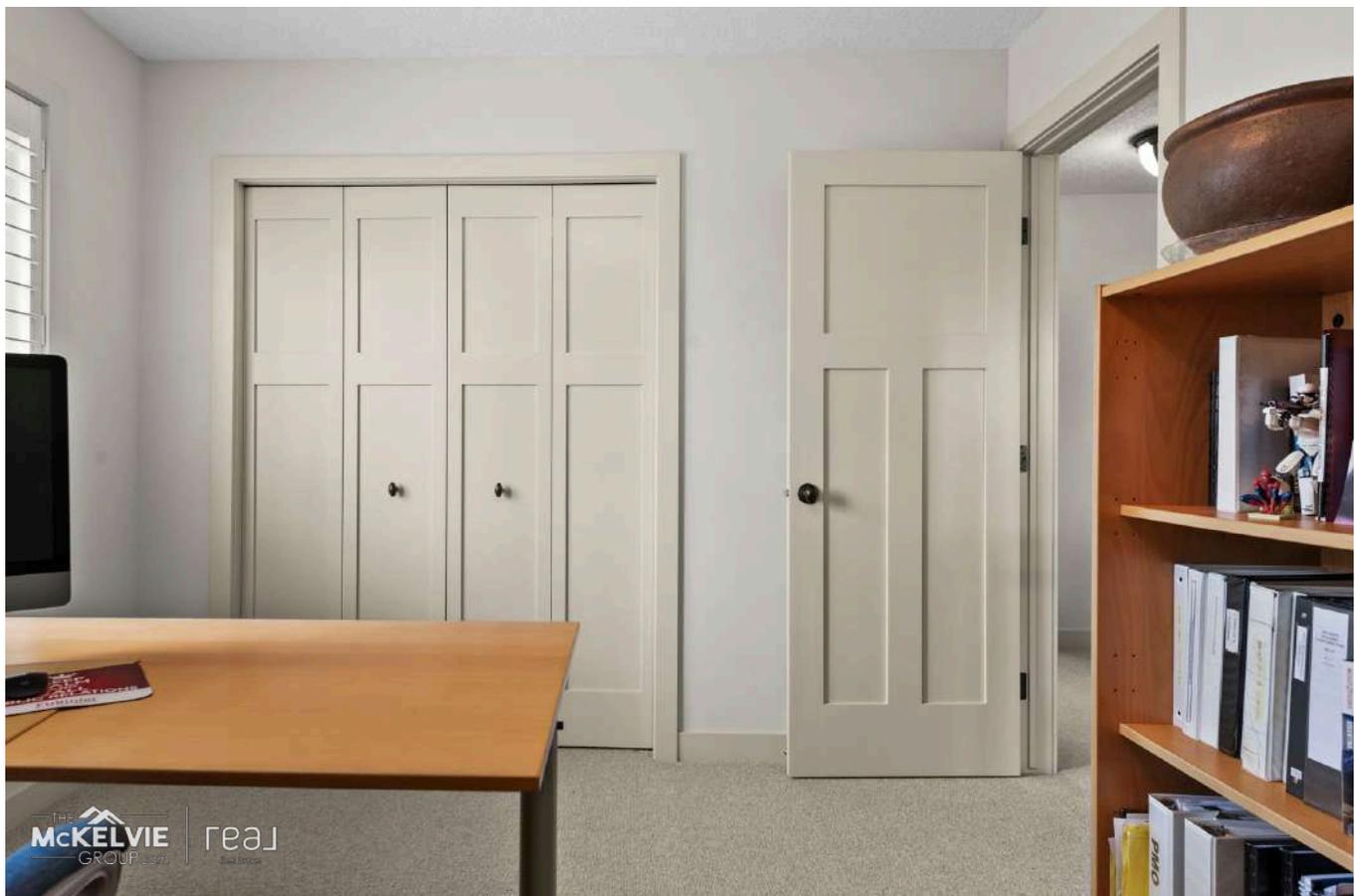








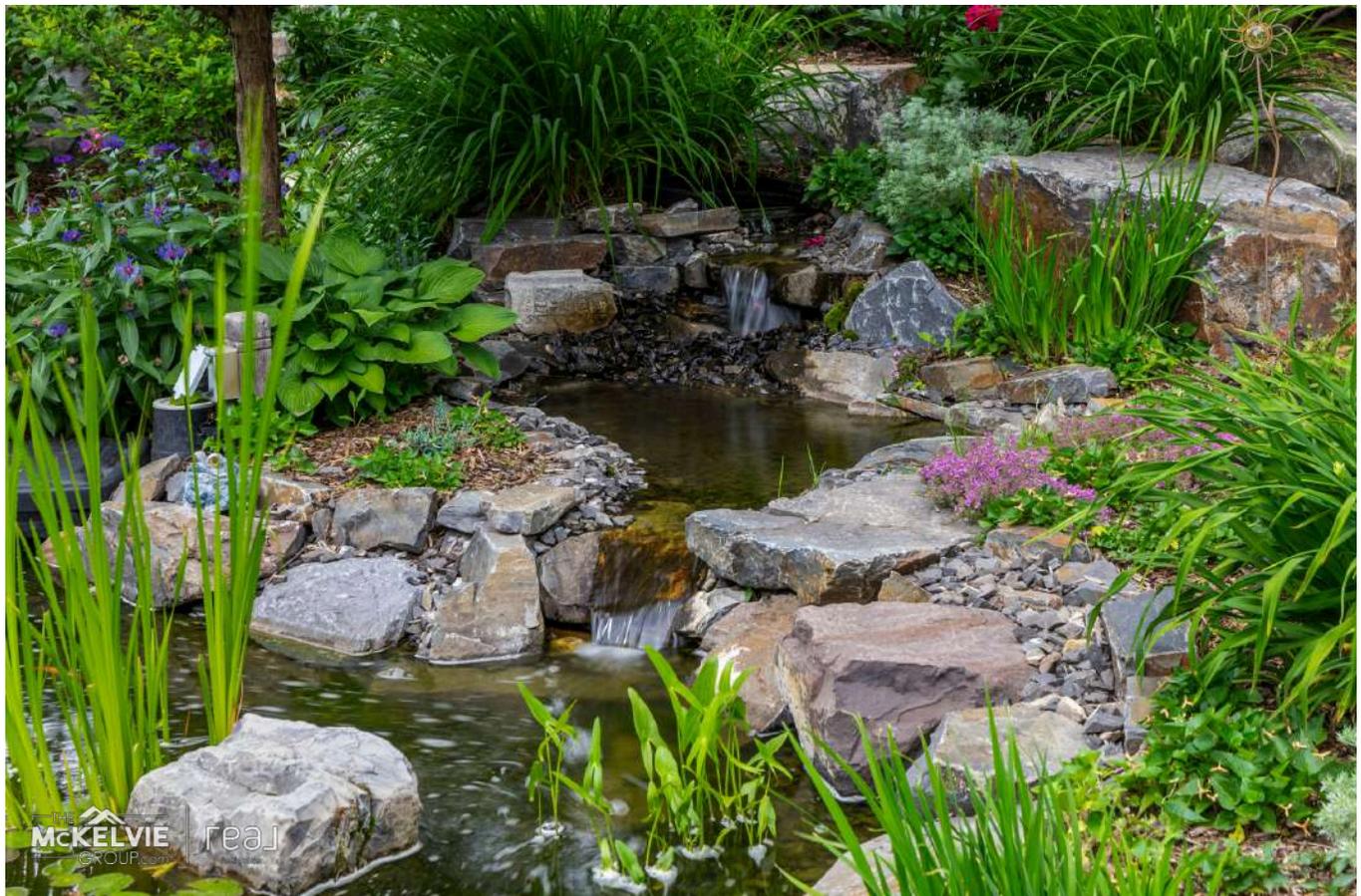


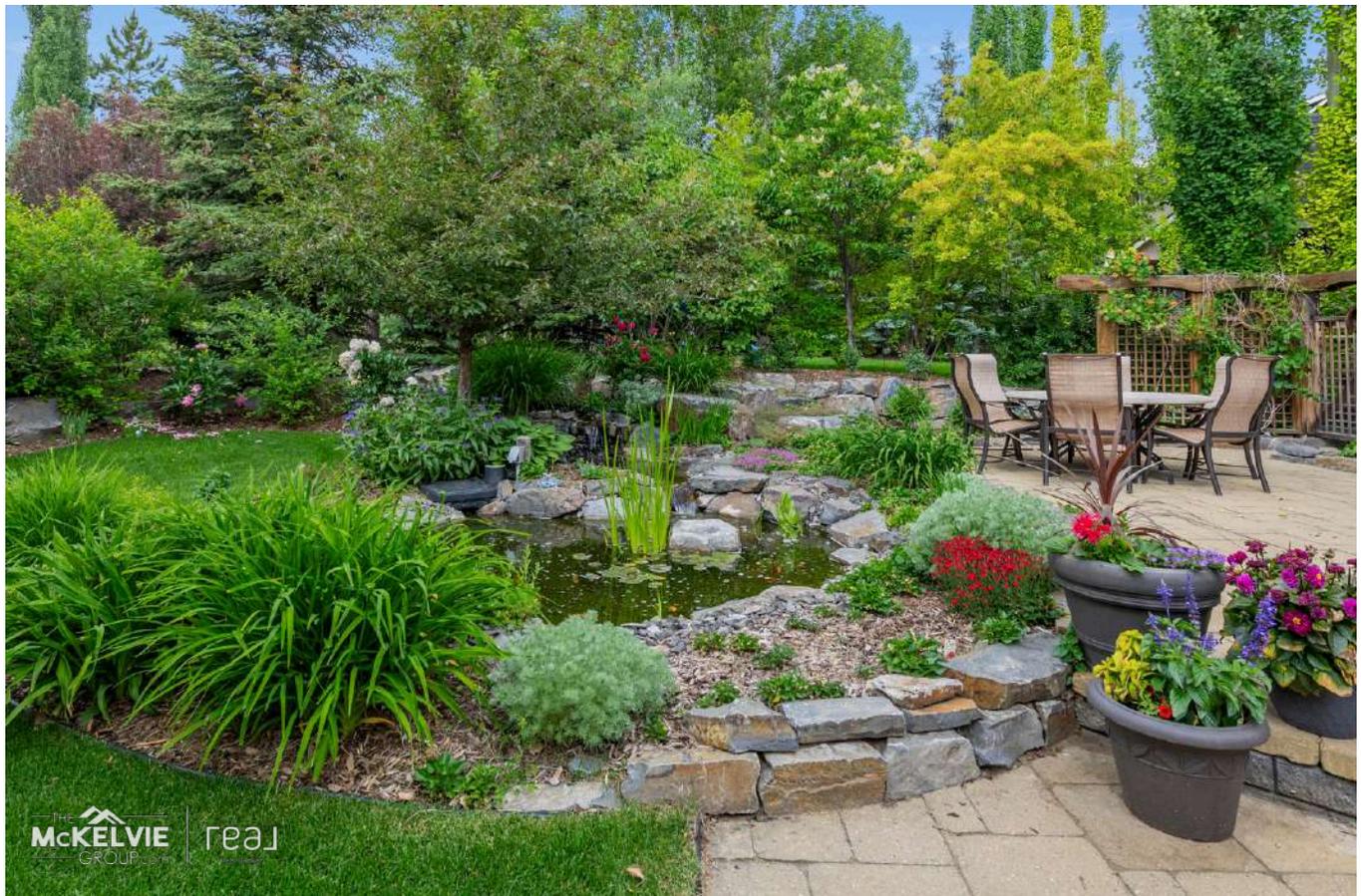


















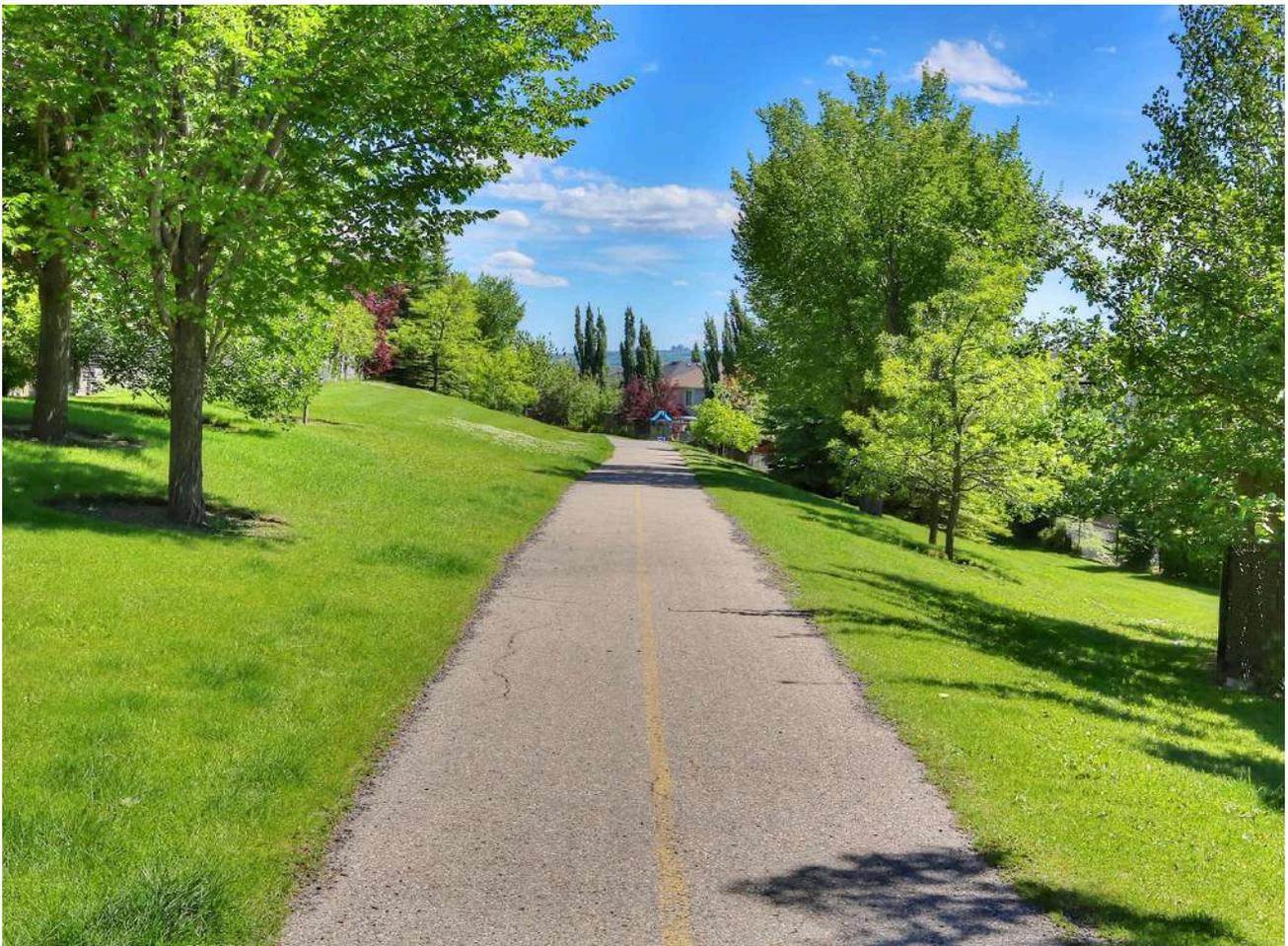






WELCOME TO

Tuscany



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THE COMMUNITY

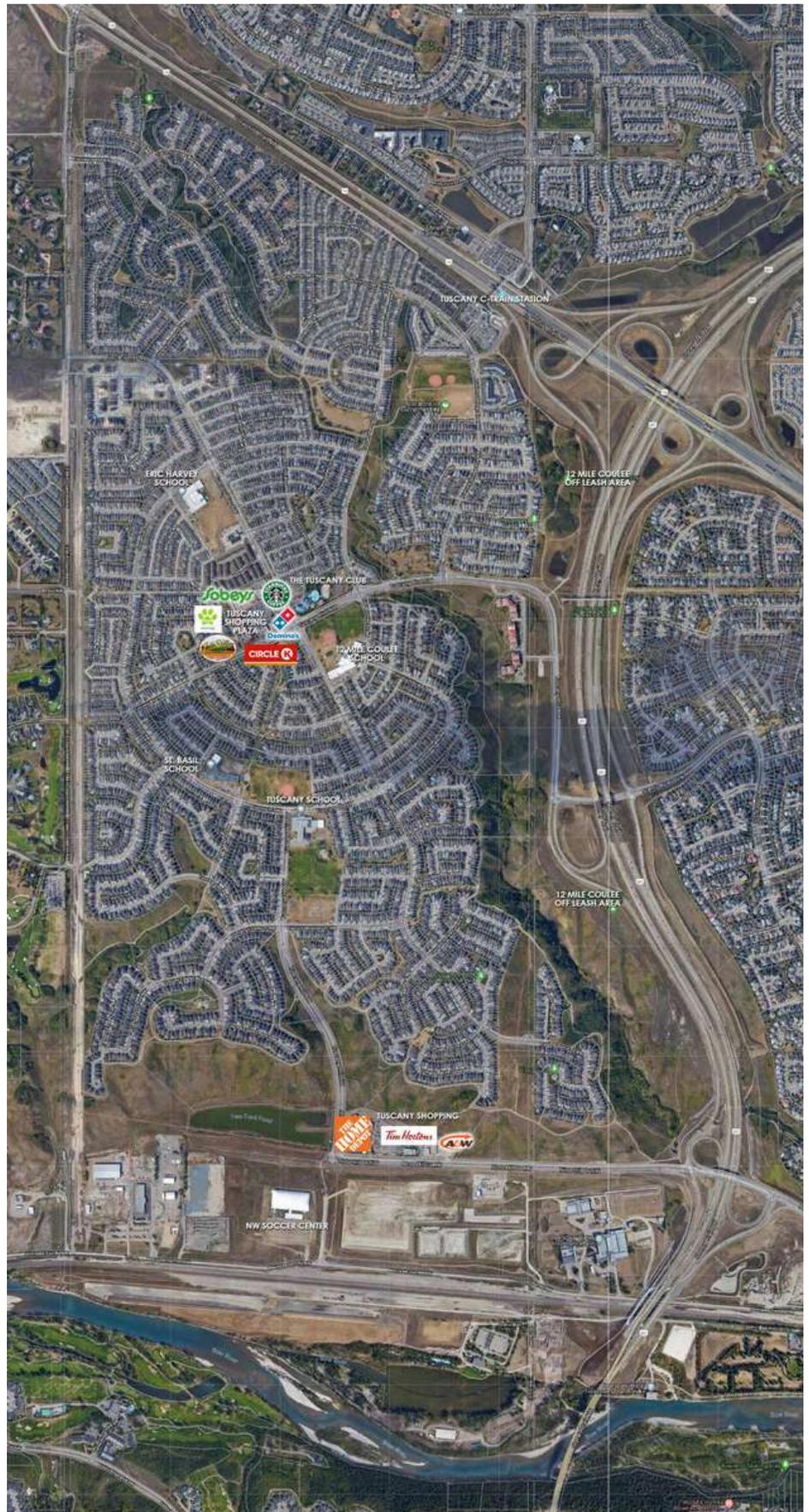
Tuscany

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

City of Calgary

Tuscany Profile:

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



THE COMMUNITY



THE TUSCANY CLUB

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

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

LINKS:

The Tuscany Community Association

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

Tuscany Club Facebook Page:

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



SHOPPING



LOCAL SHOPPING:

The community offers two shopping areas.

THE TUSCANY MARKET

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

TUSCANY SHOPPING

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



SHOPPING

GROCERY STORES

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



SHOPPING CLOSE BY

ROCKY RIDGE SHOPPING CENTRE

11595 Rockyvalley Dr NW
Co-op grocery store and gas station, liquor store, vets, dental, and more.

ROYAL OAK ESTATES PLAZA

500 Royal Oak Dr NW
Restaurants, vets, daycare, liquor store, pharmacy, and more.

ROYAL OAK SHOPPING CENTRE

8888 Country Hills Blvd NW
Great amenities, including Walmart, London Drugs, numerous restaurants, Sobeys, liquor store, pet store, medical offices and more.

CROWFOOT CROSSING

151 Crowfoot Crescent NW
Grocery stores, restaurants, movie theater, coffee shops, services and more!

MARKET MALL

3625 Shaganappi Trail NW
<https://www.cfshops.com/market-mall.html>

BEARSPAW FARMERS MARKET -

25240 Nagway Road
Starts the 1st Sunday in June - End of September
<http://bearspawlions.com/farmersmarket/>



PARKS & REC

PUBLIC TRANSIT

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

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



PARKS & REC

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



PARKS & REC

12 MILE COULEE

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

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



OFF LEASH AREAS

12 MILE COULEE (Tuscany)

137 Tuscarora Pl NW

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

BOWMONT PARK

Fenced Off-Leash Area

85 Street NW



<https://www.calgary.ca>

LIBRARIES

FREE LITTLE LIBRARY

Charter #3159

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

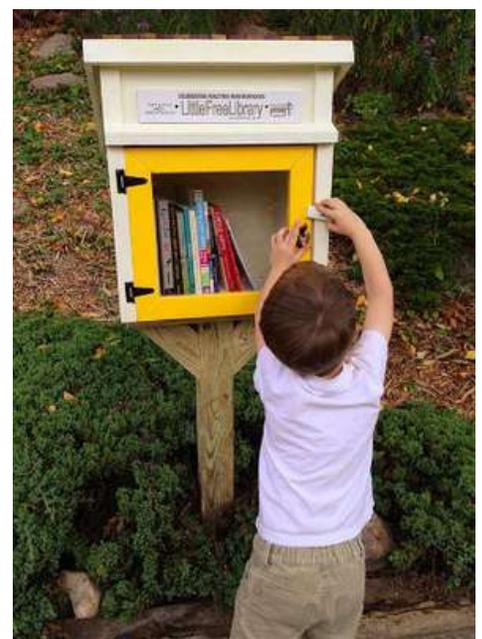
CROWFOOT LIBRARY

8665 Nose Hill Drive NW Calgary AB

HOURS:

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

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



PARKS & REC CLOSE BY

BOWNESS PARK

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

8900 48 Ave NW HOURS: 5AM to 11PM

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



CANADA OLYMPIC PARK / WINSPORT

(summer and winter activities)

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

88 Canada Olympic Road SW

403-247-5452 ext. 4

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



NOSEHILL PARK

5620 14 St NW

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

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

PARKS & REC



SHANE HOMES YMCA

11300 Rocky Ridge Rd NW

Phone: 403-351-6673

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

<https://www.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>