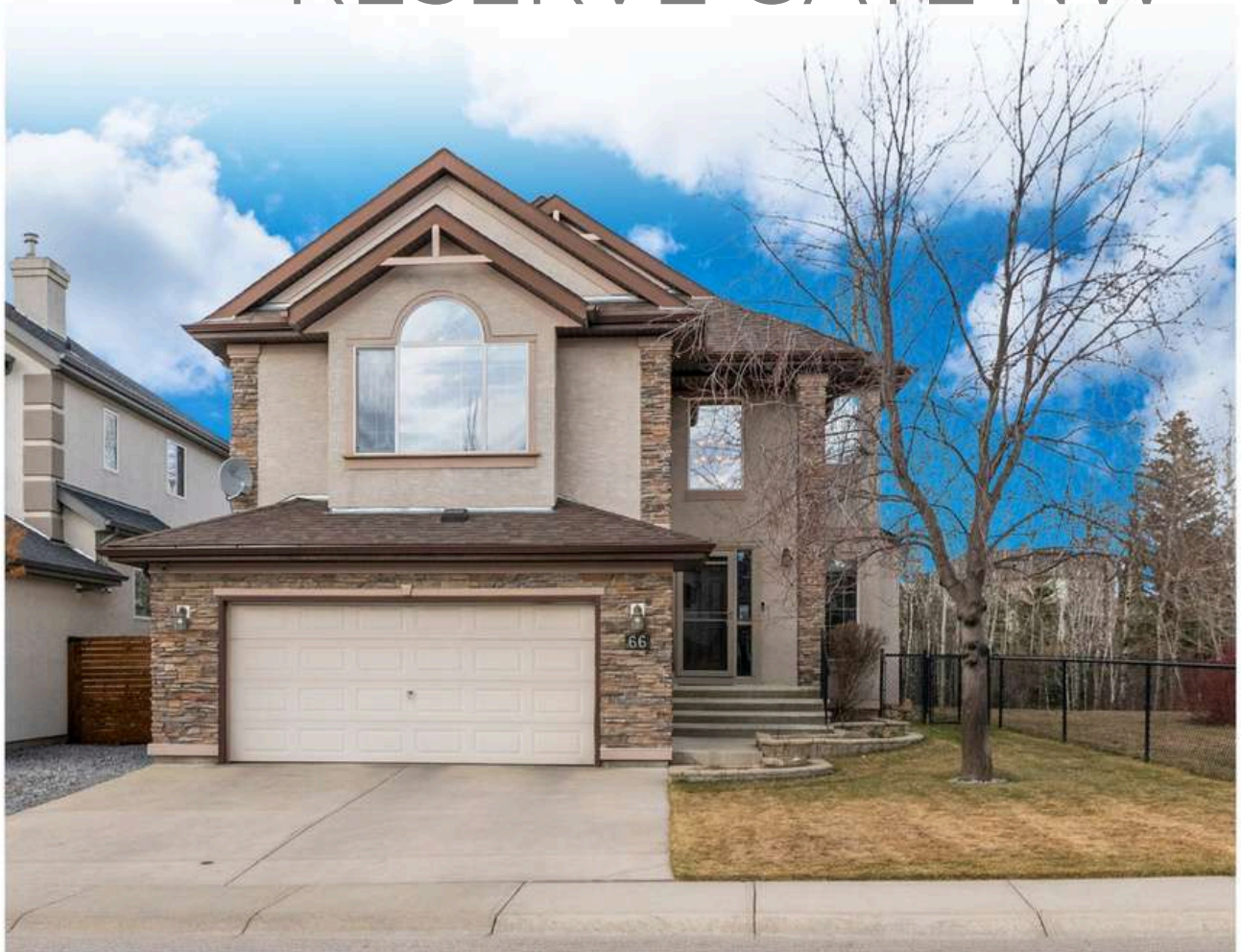


*Tuscany*

# 66 TUSCANY RESERVE GATE NW



Kelly McKelvie

403-804-7793

[kelly@themckelviigroup.com](mailto:kelly@themckelviigroup.com)

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



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# 66 TUSCANY RESERVE GATE NW

There's a rhythm to this home that reveals itself through the back windows - kids cutting through the gate to the park, unhurried evening walks, and in winter, a skating rink the neighbours maintain themselves. The original owners raised their children here, and they'll tell you the greenspace wasn't an amenity. It was part of daily life. Siding and backing directly onto the park and playground, this setting is increasingly hard to find. The yard is well tended, complete with an underground irrigation system and mature apple trees that produce enough for homemade pies. Inside, the home has been thoughtfully designed and well cared for. A main floor den sits behind double French doors - a quiet workspace or flex room with windows overlooking the front yard. The kitchen features maple cabinetry, granite counters, a generous island, and a most of the appliances, including a five-burner gas range, are newer. The adjacent dining nook captures the view of the green-space, and the family room opens off the kitchen, wrapped in big windows. Hardwood flooring runs throughout the main level. Upstairs, the layout is well considered: the bonus room, anchored by a fireplace, is set apart from the bedrooms by the staircase - keeping the sound of movie nights at a comfortable distance from sleeping little ones. Three bedrooms share this floor, including a spacious primary with lovely views and an ensuite featuring dual sinks, an oval jetted tub, and a separate shower. The fully developed lower level adds a large rec and games room ready to become a theatre space, a fourth bedroom with walk-in closet, a full bathroom, and a generous storage room. Additional features include central air conditioning, a finished and heated garage, a newer hot water tank, and newer hail-proof asphalt shingles. First-time to market from the original owners, and ready for its next family.

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## 66 Tuscany Reserve Gate NW Calgary, AB T3L 0A6

**Residential**  
**Active**

**A2302271**

**PD:**

**DOM:** 0

**LP:** \$999,900.00

**OP:** \$999,900.00



<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>	2006	<b>RMS SQFT:</b>	2,230.26
<b>LINC#:</b>	<a href="#">0031769631</a>	<b>LP/SF:</b>	\$448.33
<b>Arch Style:</b>	2 Storey	<b>Suite:</b>	No
<b># Illegal Suite:</b>	0	<b># Legal Suite:</b>	0
<b>Possession:</b>	90 Days / Neg		
<b>Lot Dim:</b>		<b>Lot Size:</b>	5371 SF 498.98 SM
<b>Front Length:</b>	14.10M 46` 3"	<b>Lot Depth:</b>	36.11 M 118.48'
<b>Legal Desc:</b>	0612260;86;15		
<b>Legal Pin:</b>	0612260 <b>Blk:</b> 86	<b>Lot:</b>	15
		<b>Condo:</b>	No
<b>Zoning:</b>	R-CG	<b>Tax Amt/Yr:</b>	\$6,130.00/2025
<b>Title to Lnd:</b>	Fee Simple	<b>Loc Imp Amt:</b>	
<b>Disclosures:</b>	No Disclosure	<b>Front Exp:</b>	SW
<b>Restrict:</b>	Restrictive Covenant, Utility Right Of Way		

Recent Change: **04/17/2026 : NEW**

**Public Remarks:** There's a rhythm to this home that reveals itself through the back windows - the kids running through the gate to the park, unhurried evening walks, and in winter, a skating rink the neighbours maintain themselves. The original owners raised their children here, and they'll tell you the greenspace wasn't an amenity. It was part of daily life. Siding and backing directly onto the park and playground, this setting is increasingly hard to find. The yard is well tended, complete with an underground irrigation system and mature apple trees that produce enough for homemade pies. Inside, the home has been thoughtfully designed and well cared for. A main floor den sits behind double French doors - a quiet workspace or flex room with windows overlooking the front yard. The kitchen features maple cabinetry, granite counters, a generous island, and a most of the appliances, including a five-burner gas range, are newer. The adjacent dining nook captures the view of the green-space, and the family room opens off the kitchen, wrapped in big windows. Hardwood flooring runs throughout the main level. Upstairs, the layout is well considered: the bonus room, anchored by a fireplace, is set apart from the bedrooms by the staircase - keeping the sound of movie nights at a comfortable distance from sleeping little ones. Three bedrooms share this floor, including a spacious primary with lovely views and an ensuite featuring dual sinks, an oval jetted tub, and a separate shower. The fully developed lower level adds a large rec and games room ready to become a theatre space, a fourth bedroom with walk-in closet, a full bathroom, and a generous storage room. Additional features include central air conditioning, a finished and heated garage, a newer hot water tank, and newer hail-proof asphalt shingles. First-time to market from the original owners, and ready for its next family.

**Directions:**

### Rooms & Measurements

	<b>1P</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>		<b>Main:</b>	93.15	<b>Mtr2</b>	1,002.70	<b>SqFt</b>
<b>Baths:</b>	0	1	1	1	0	0	<b>Bed Abv:</b> 3	<b>Upper:</b>	114.04	<b>Mtr2</b>	1,227.56	<b>SqFt</b>
<b>EnSt Bth:</b>	0	0	0	0	1	0	<b>Rms Abv:</b> 8	<b>Blw Grade:</b>	61.17	<b>Mtr2</b>	658.40	<b>SqFt</b>
<b>Garage Dims (L x W):</b>	21` 3" x 22` 7"							<b>Total AG:</b>	207.20	<b>Mtr2</b>	2,230.26	<b>SqFt</b>

### 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	<b>Cooling:</b>	Central Air
<b>Construction:</b>	Stone, Stucco, Wood Frame	<b>Fireplaces:</b>	1/Gas
<b>Foundation:</b>	Poured Concrete	<b>Flooring:</b>	Carpet, Hardwood, Tile
<b>Exterior Feat:</b>	Other	<b>Fencing:</b>	Fenced
<b>Roof Type:</b>	Asphalt Shingle	<b>Patio/Porch:</b>	Deck
<b>Reports:</b>	RMS Supplements, RPR with Compliance, Title		
<b>Parking:</b>	Double Garage Attached <b>Total:</b> 4		
<b>Features:</b>	Central Vacuum, French Door, Granite Counters, Jetted Tub, No Smoking Home, Open Floorplan		
<b>Comm Feature:</b>	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s)		
<b>Lot Features:</b>	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, See Remarks, Views		
<b>HOA:</b>	\$307.31/Annually		
<b>HOA Include:</b>	Amenities w/HOA, Recreation Facility		
<b>Goods Include:</b>	Garage opener with remote controls		
<b>Appliances:</b>	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings		
<b>Other Equip:</b>	Central Vacuum/Attachments		
<b>Goods Exclude:</b>	Air compressor & Retractable hose + Cords		
<b>Assoc Amen:</b>	Other		

**Printed Date:** 04/17/2026 10:26:08 AM

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

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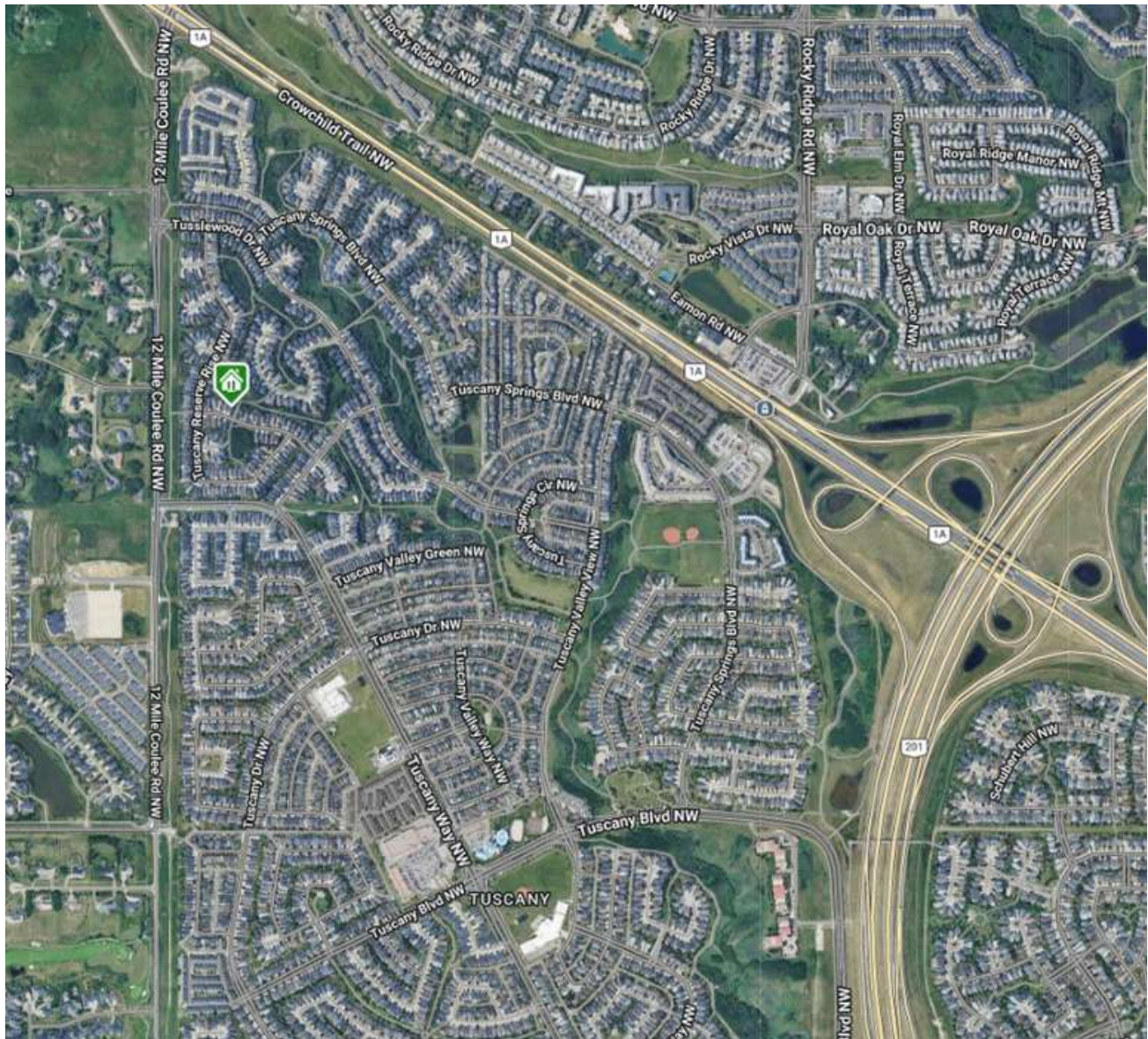
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## Rooms

Type	Level	Dimensions	Type	Level	Dimensions
2pc Bathroom	Main	4' 11" x 4' 11"	Dining Room	Main	10' 0" x 5' 2"
Kitchen	Main	15' 11" x 14' 11"	Laundry	Main	9' 11" x 6' 9"
Living Room	Main	15' 1" x 13' 0"	Office	Main	10' 11" x 12' 6"
4pc Bathroom	Upper	5' 3" x 9' 0"	5pc Ensuite bath	Upper	10' 3" x 12' 8"
Bedroom	Upper	10' 11" x 13' 0"	Bedroom	Upper	10' 1" x 12' 4"
Bonus Room	Upper	19' 1" x 17' 2"	Bedroom - Primary	Upper	14' 6" x 13' 0"
Walk-In Closet	Upper	6' 3" x 8' 4"	3pc Bathroom	BSMT	8' 5" x 9' 1"
Bedroom	BSMT	9' 9" x 9' 5"	Game Room	BSMT	19' 9" x 15' 11"
Storage	BSMT	8' 7" x 10' 1"	Furnace/Utility Roo	BSMT	13' 5" x 15' 3"
		1.50M x 1.50M			3.05M x 1.58M
		4.85M x 4.55M			3.02M x 2.06M
		4.60M x 3.96M			3.33M x 3.81M
		1.60M x 2.74M			3.12M x 3.86M
		3.33M x 3.96M			3.07M x 3.76M
		5.82M x 5.23M			4.42M x 3.96M
		1.90M x 2.54M			2.57M x 2.77M
		2.97M x 2.87M			6.02M x 4.85M
		2.62M x 3.07M			4.09M x 4.65M



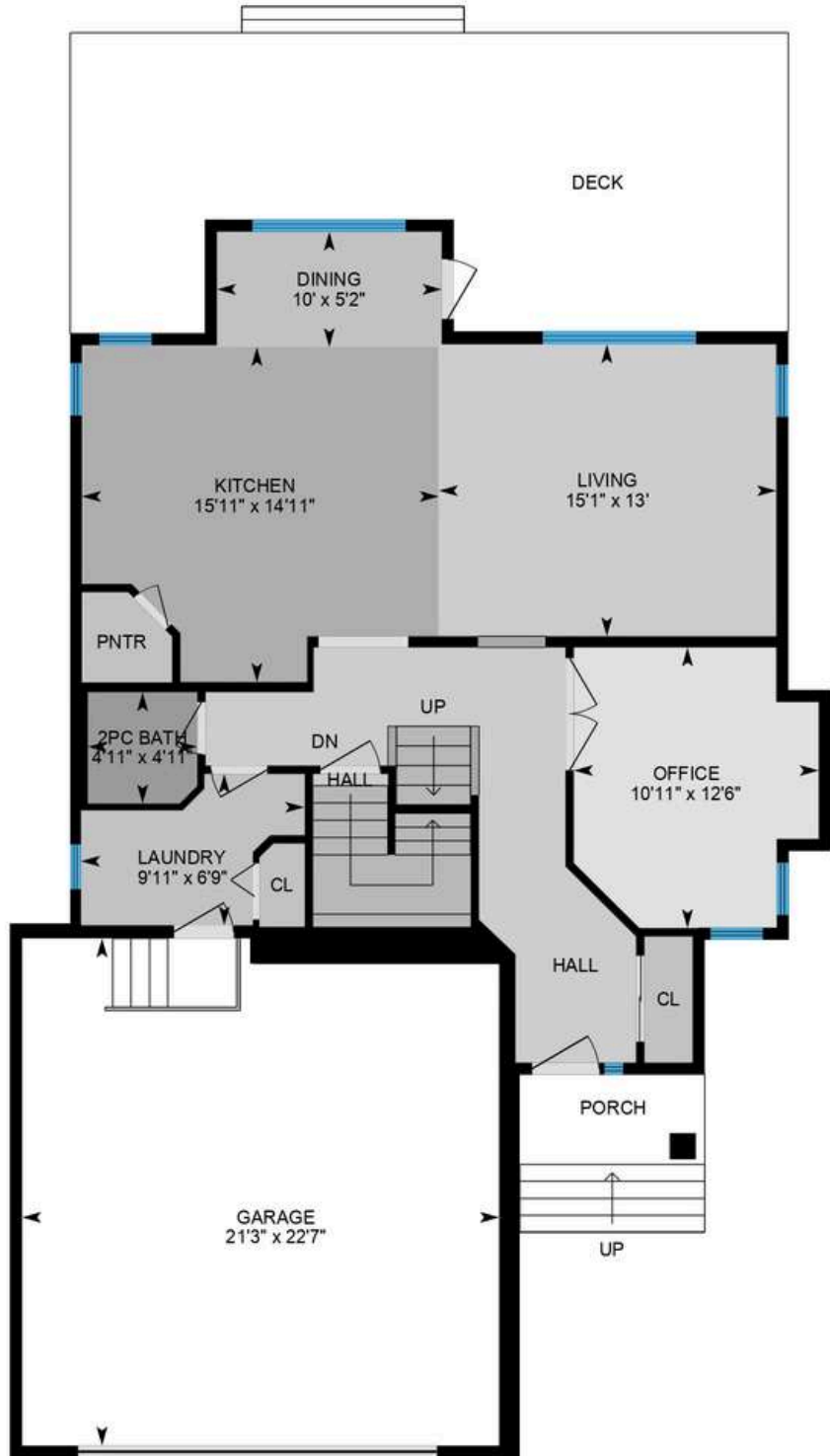
# THE FLOOR PLAN

## MAIN FLOOR:

EXTERIOR AREA:  
1002.70 SQ. FT.

INTERIOR AREA:  
913.04 SQ. FT.

EXCLUDED AREA:  
503.64 SQ. FT.



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# THE FLOOR PLAN

## SECOND FLOOR:

EXTERIOR AREA:  
1227.56 SQ. FT.

INTERIOR AREA:  
1143.74 SQ. FT.

EXCLUDED AREA:  
58.05 SQ. FT.



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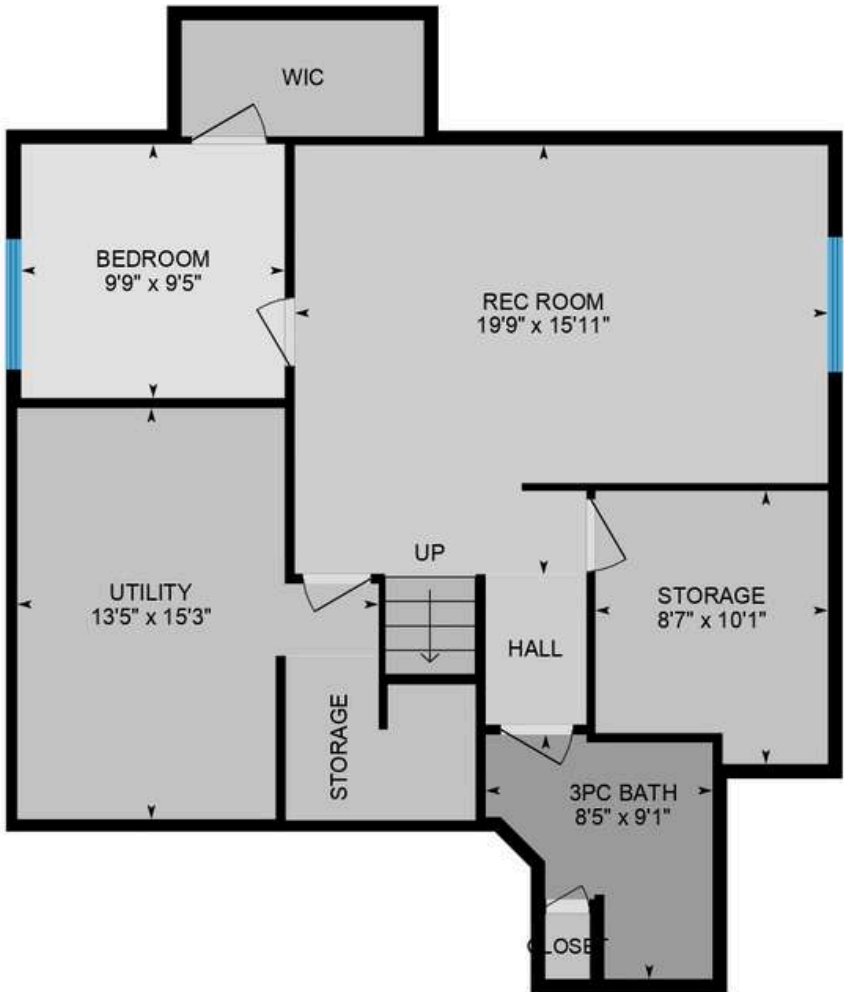
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# THE FLOOR PLAN

## BASEMENT (BELOW GRADE):

EXTERIOR AREA:  
889.46 SQ. FT.

INTERIOR AREA:  
817.91 SQ. FT.



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# ROOM DIMENSIONS

## Main Building

### MAIN FLOOR

2pc Bath: 4'11" x 4'11"  
Dining: 10' x 5'2"  
Garage: 21'3" x 22'7"  
Kitchen: 15'11" x 14'11"  
Laundry: 9'11" x 6'9"  
Living: 15'1" x 13'  
Office: 10'11" x 12'6"

### 2ND FLOOR

4pc Bath: 5'3" x 9'  
5pc Ensuite: 10'3" x 12'8"  
Bedroom: 10'11" x 13'  
Bedroom: 10'1" x 12'4"  
Bonus Room: 19'1" x 17'2"  
Primary: 14'6" x 13'  
Wic: 6'3" x 8'4"

### BASEMENT

3pc Bath: 8'5" x 9'1"  
Bedroom: 9'9" x 9'5"  
Rec Room: 19'9" x 15'11"  
Storage: 8'7" x 10'1"  
Utility: 13'5" x 15'3"

## Main Building

### MAIN FLOOR

Interior Area: 913.04 sq ft  
Excluded Area: 503.64 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 1002.70 sq ft

### 2ND FLOOR

Interior Area: 1143.74 sq ft  
Excluded Area: 58.05 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 1227.56 sq ft

### BASEMENT (Below Grade)

Interior Area: 817.91 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 889.46 sq ft  
Finished Area: 658.40 sq ft

### Total Above Grade Floor Area, Main Building

Interior Area: 2056.78 sq ft  
Excluded Area: 561.69 sq ft  
Exterior Area: 2230.26 sq ft

### Total Area (Above & Below Grade), Main Building

Interior Area: 2874.69 sq ft  
Finished Area (Below Grade): 658.40 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

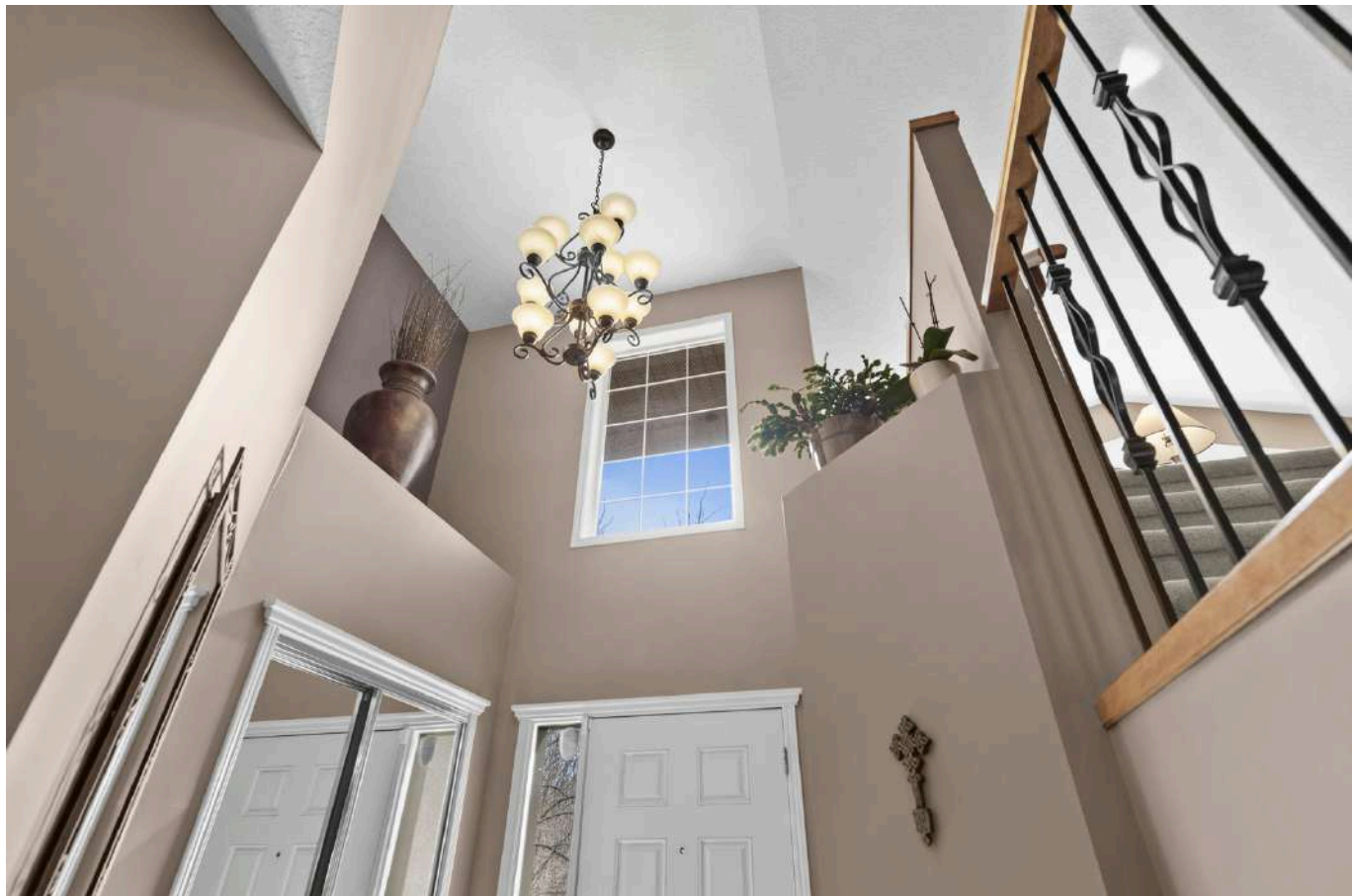
Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

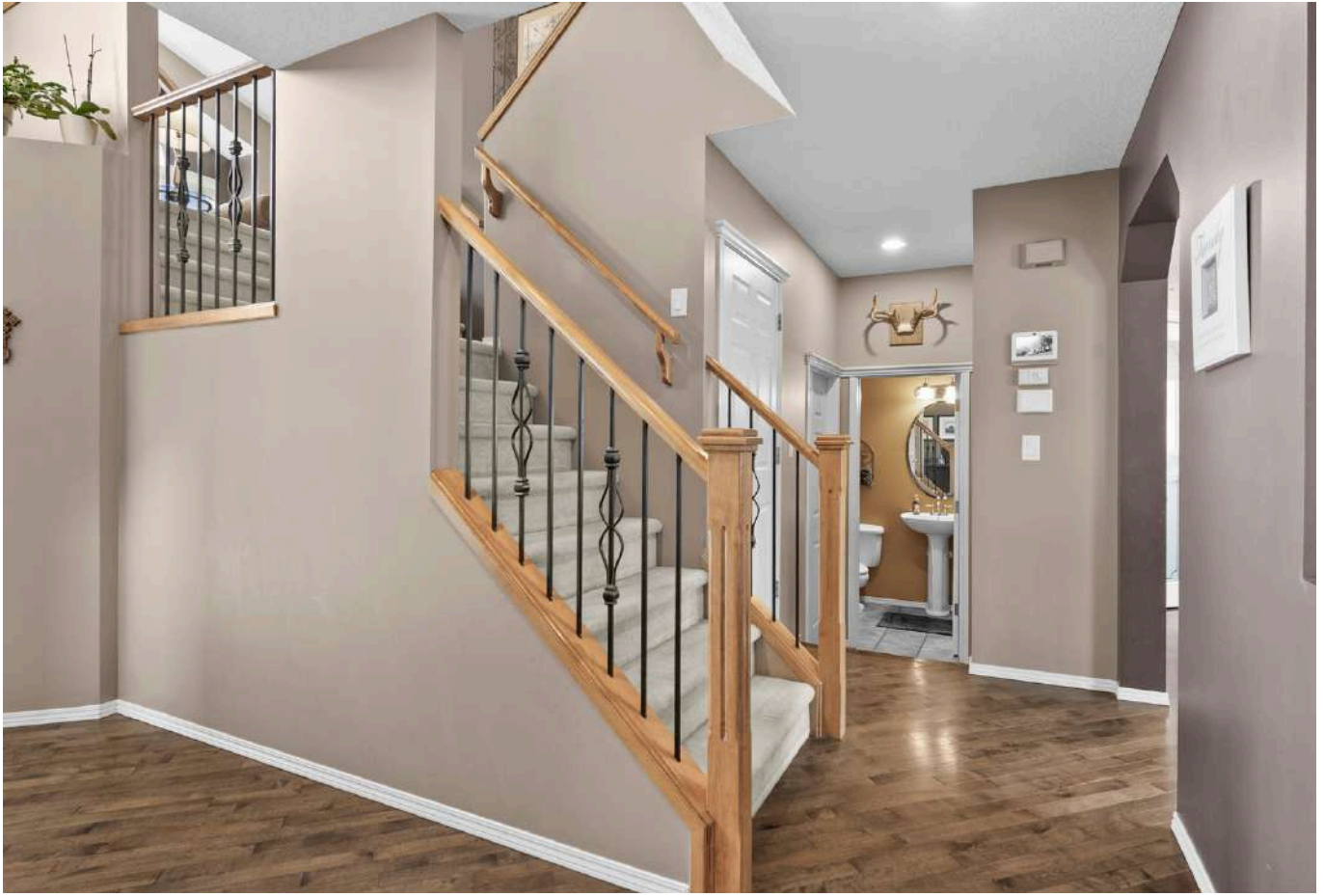
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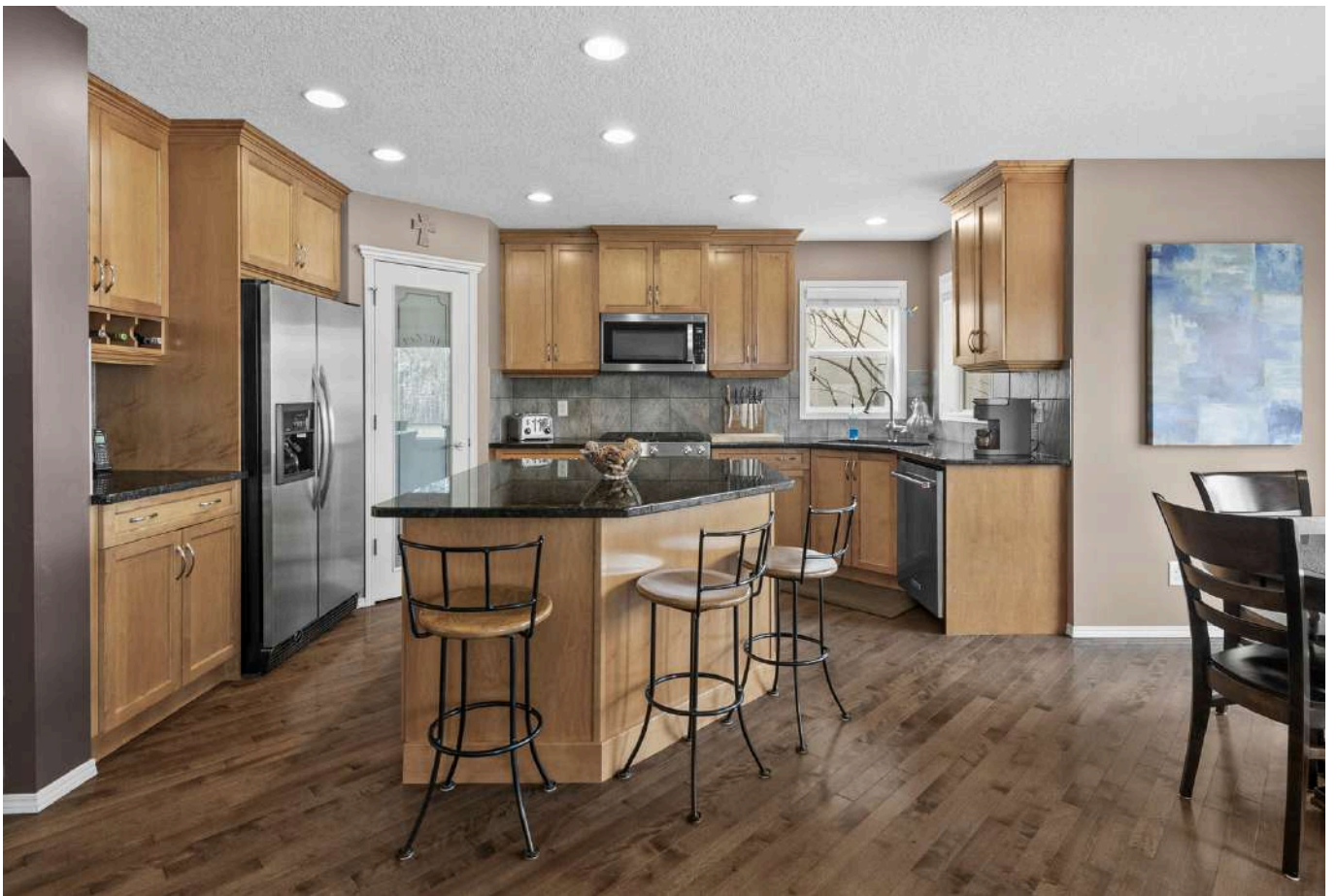




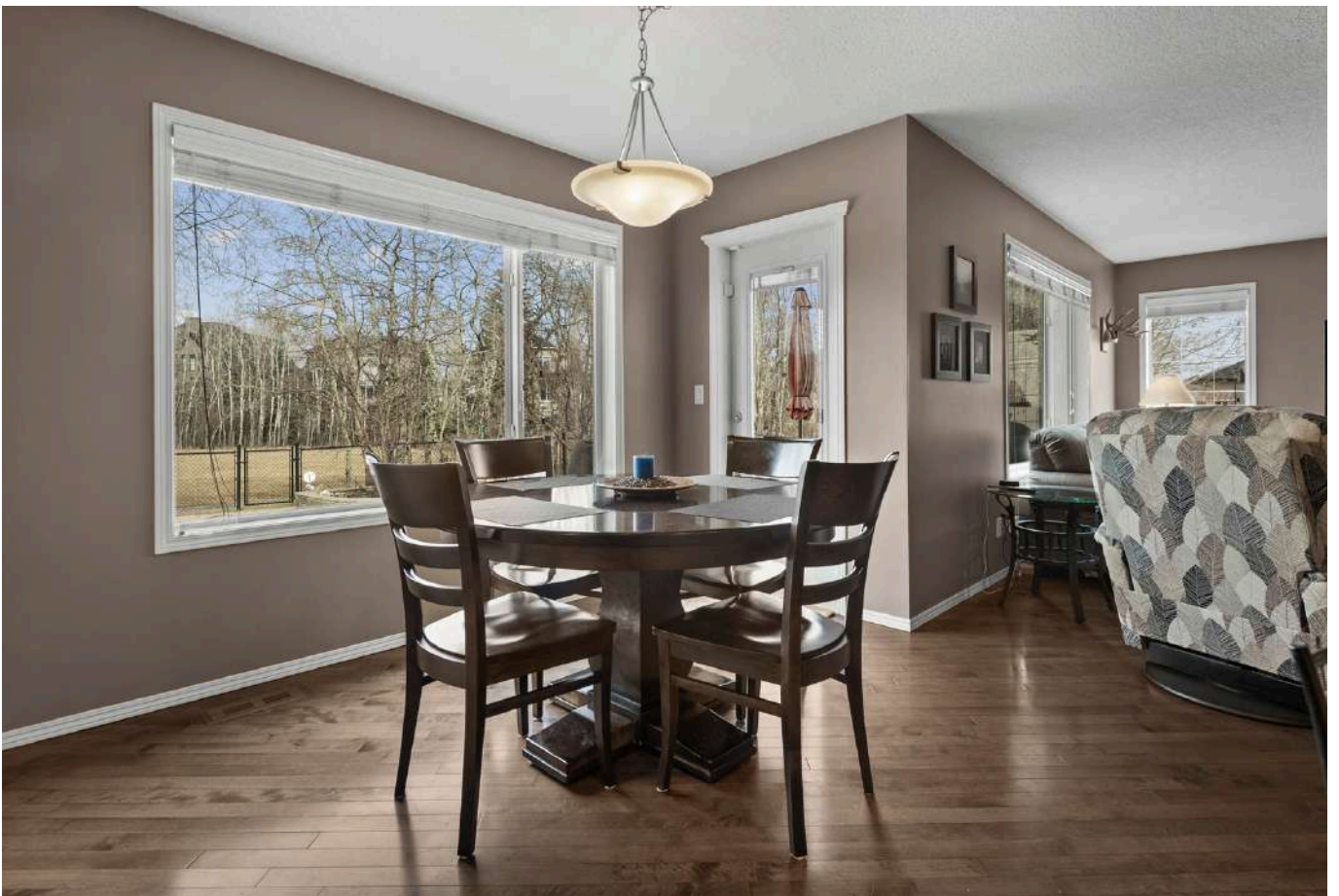
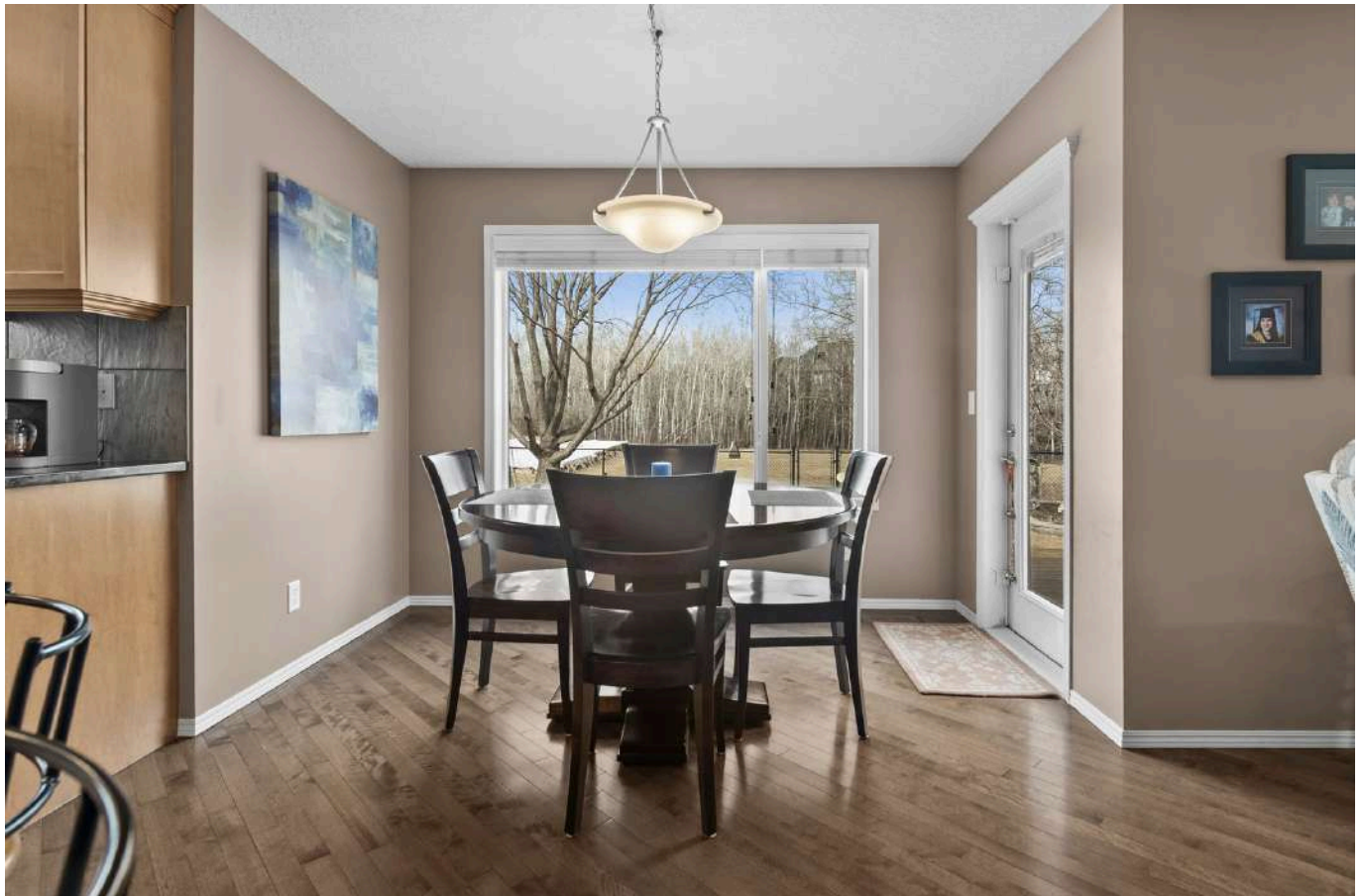








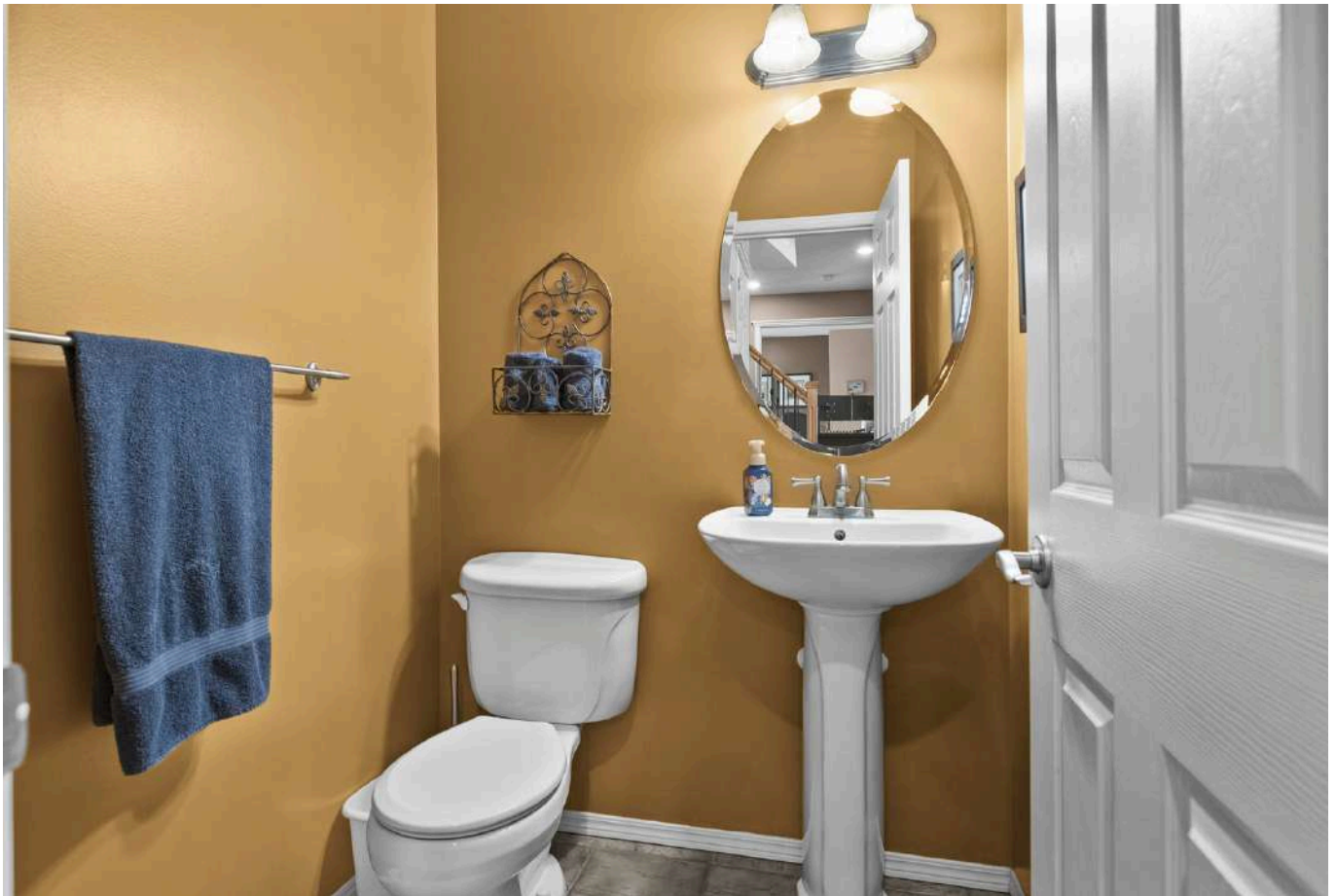


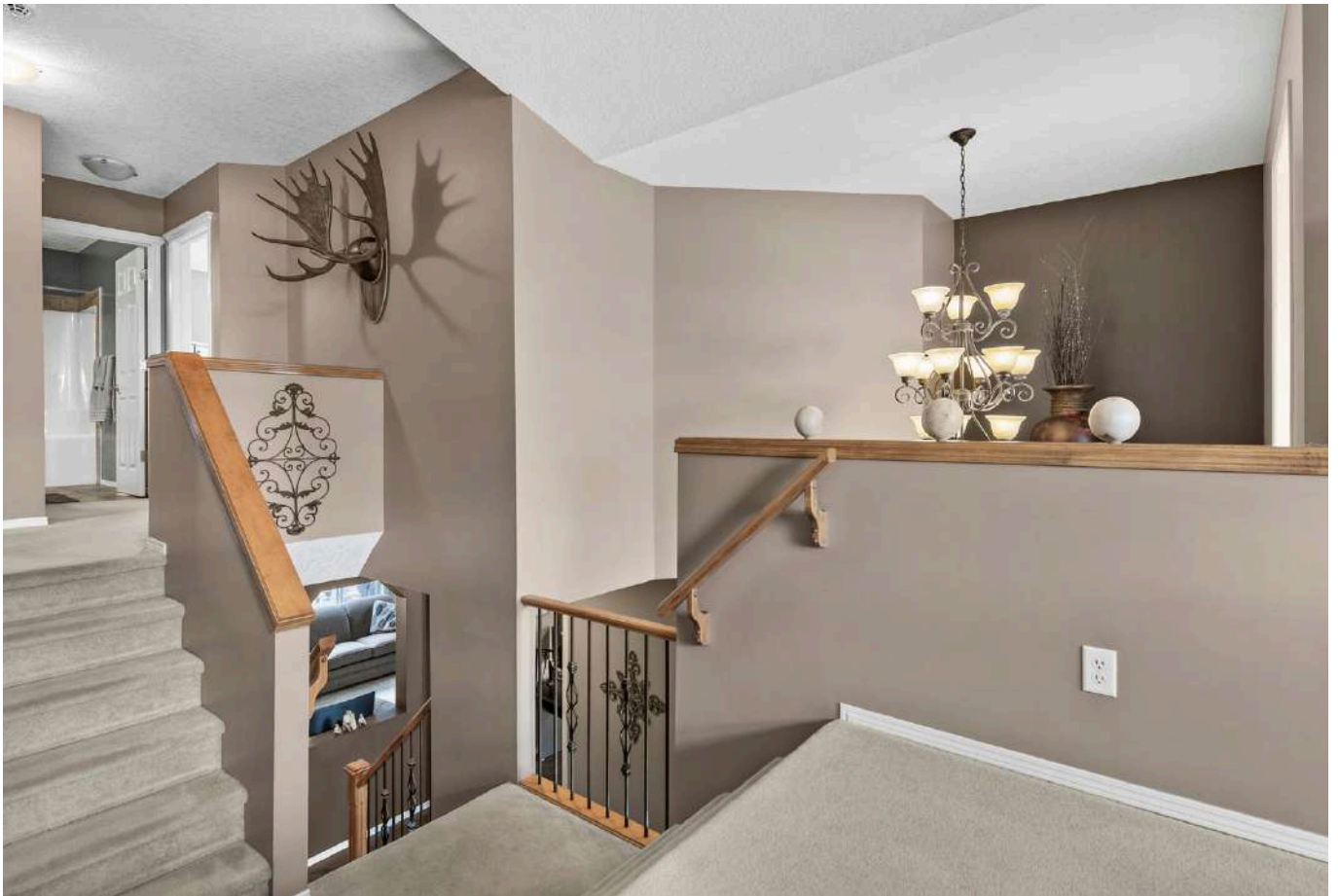






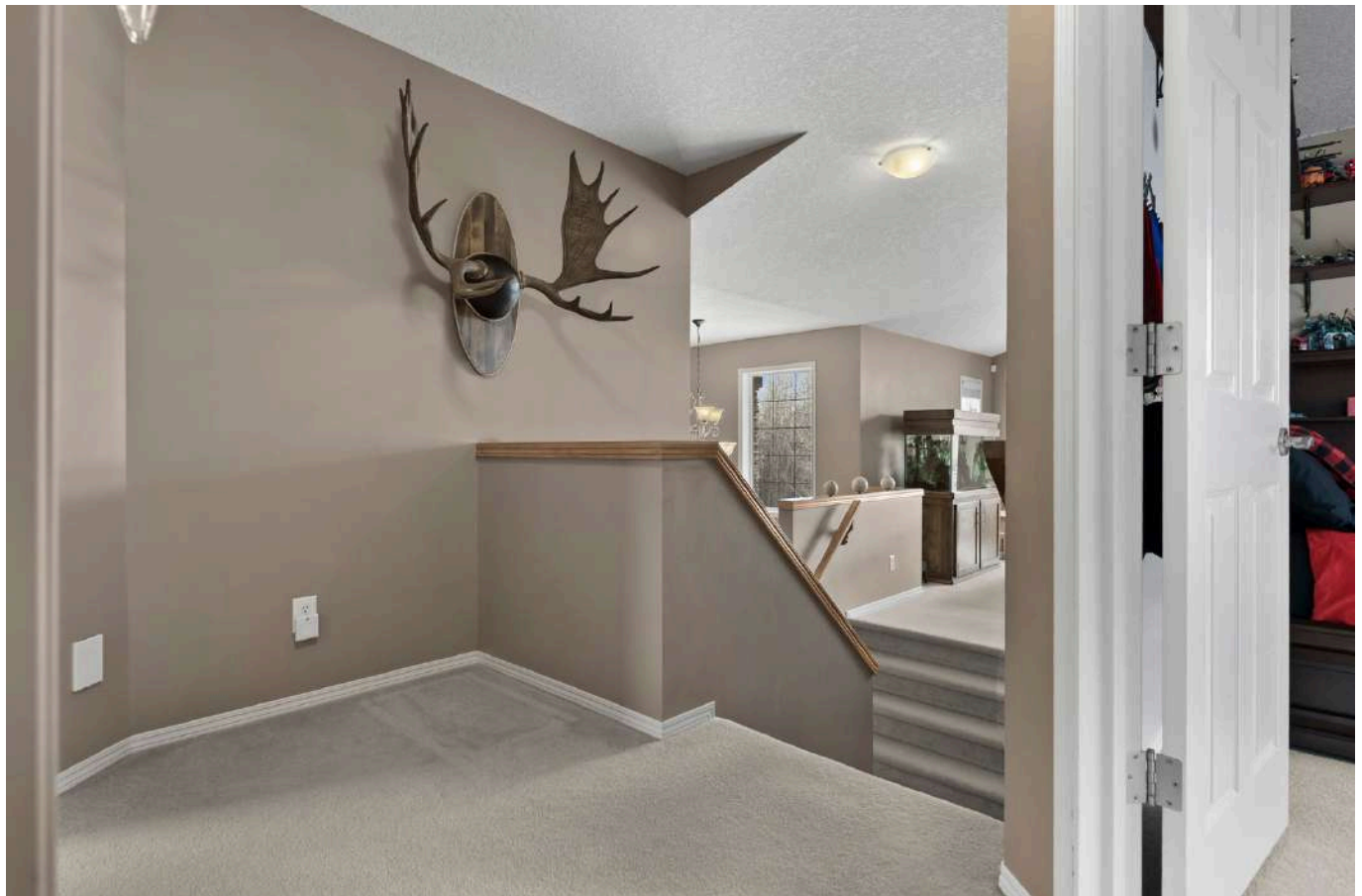




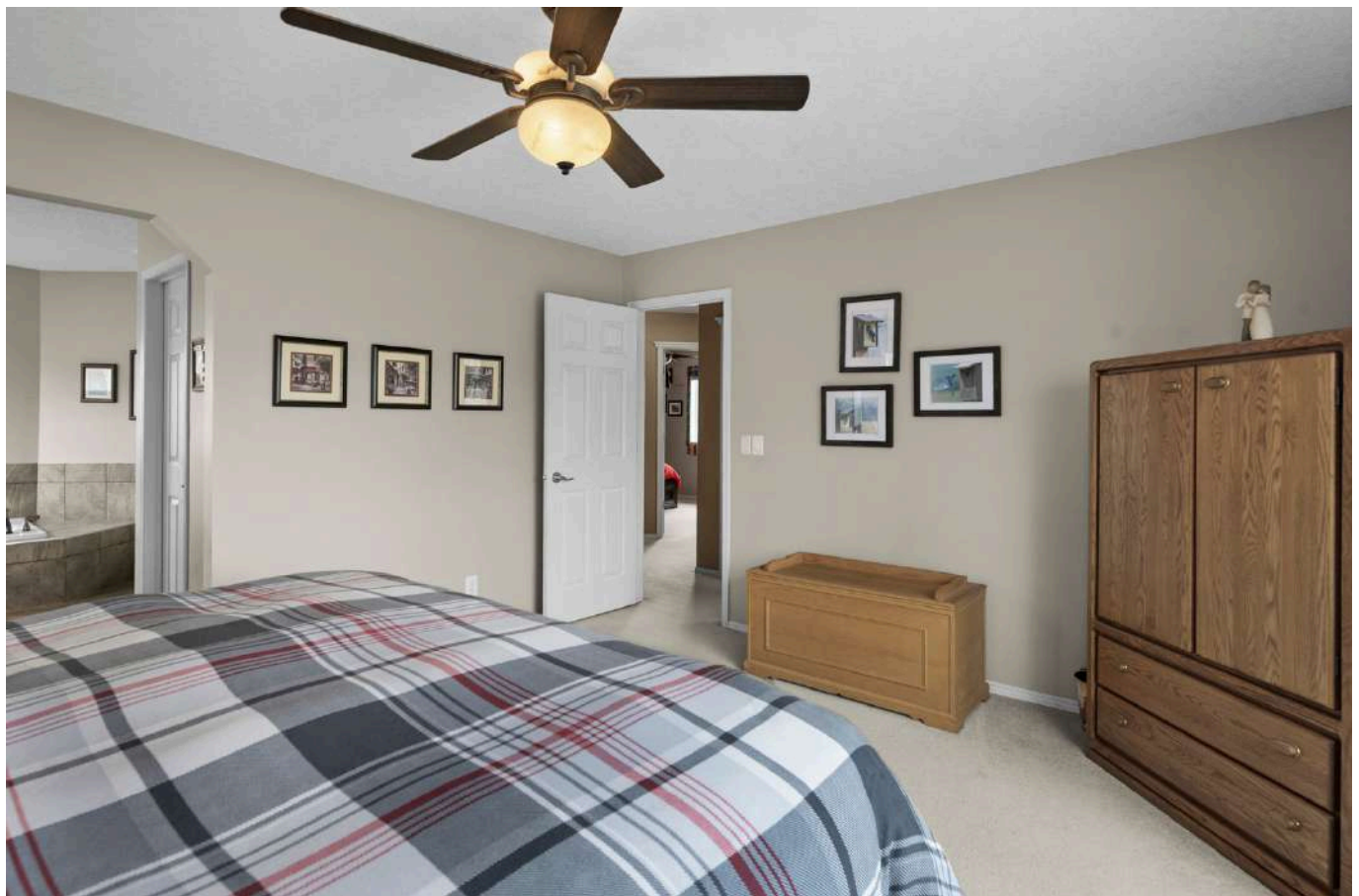


















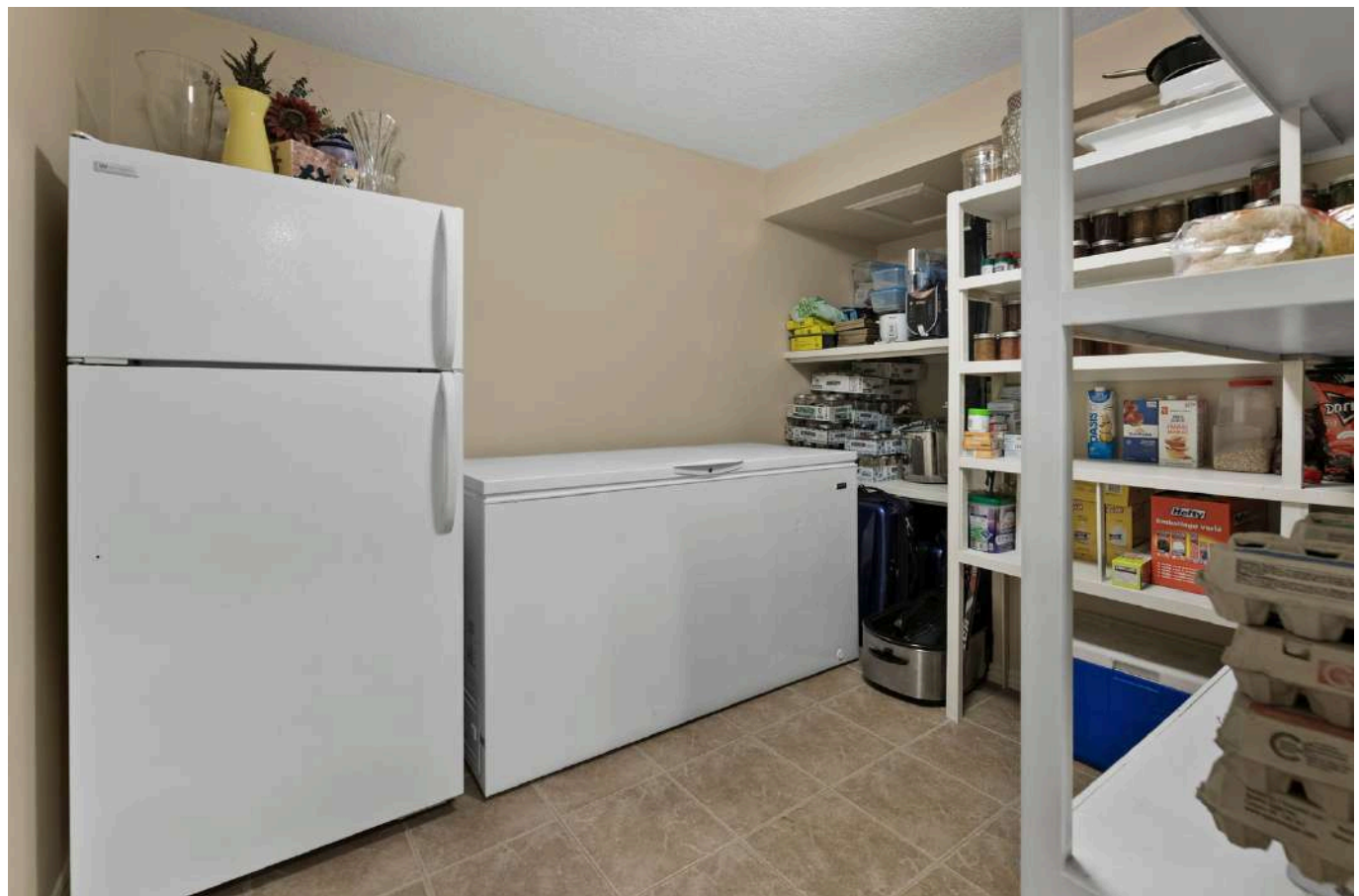


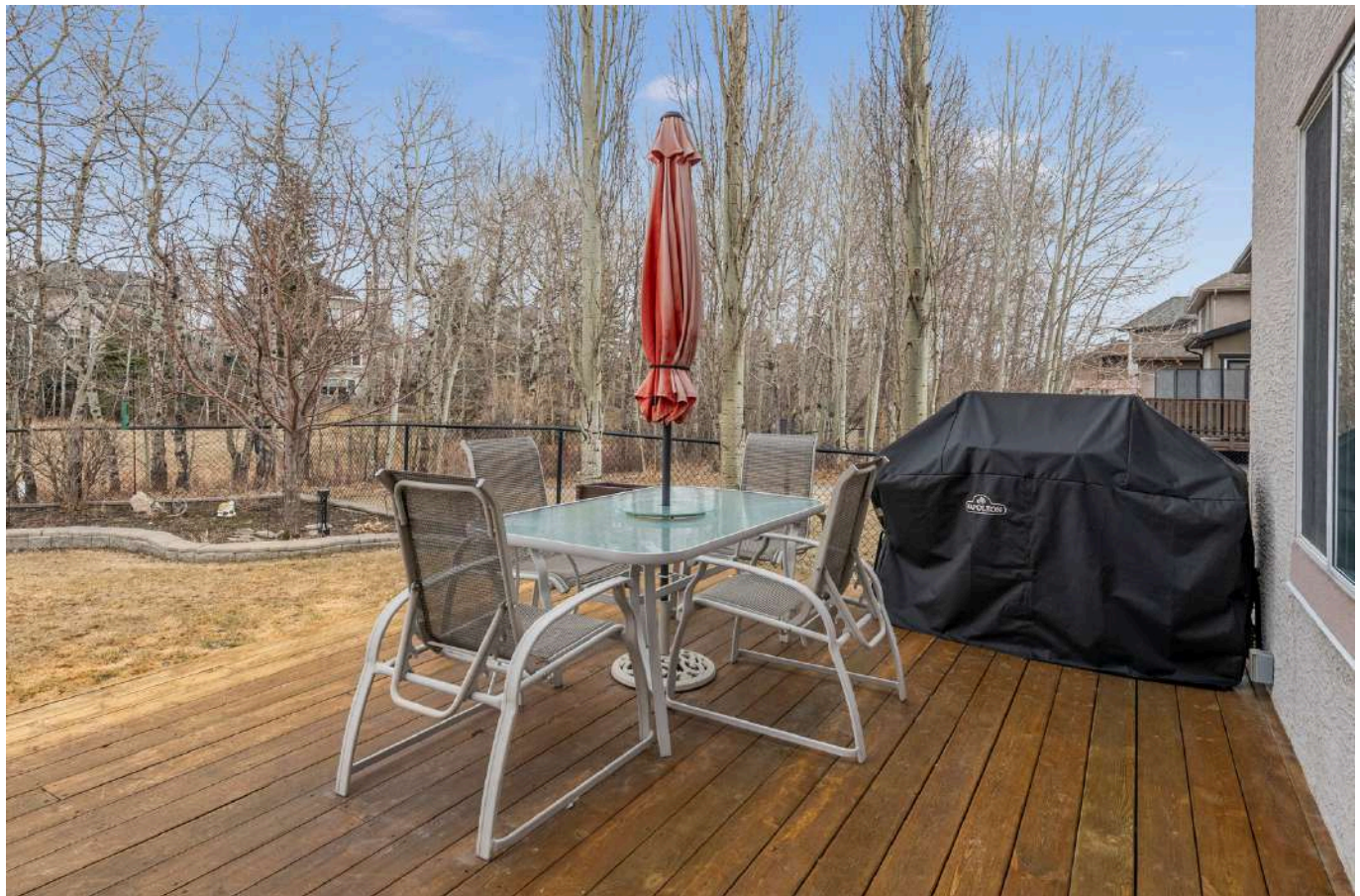














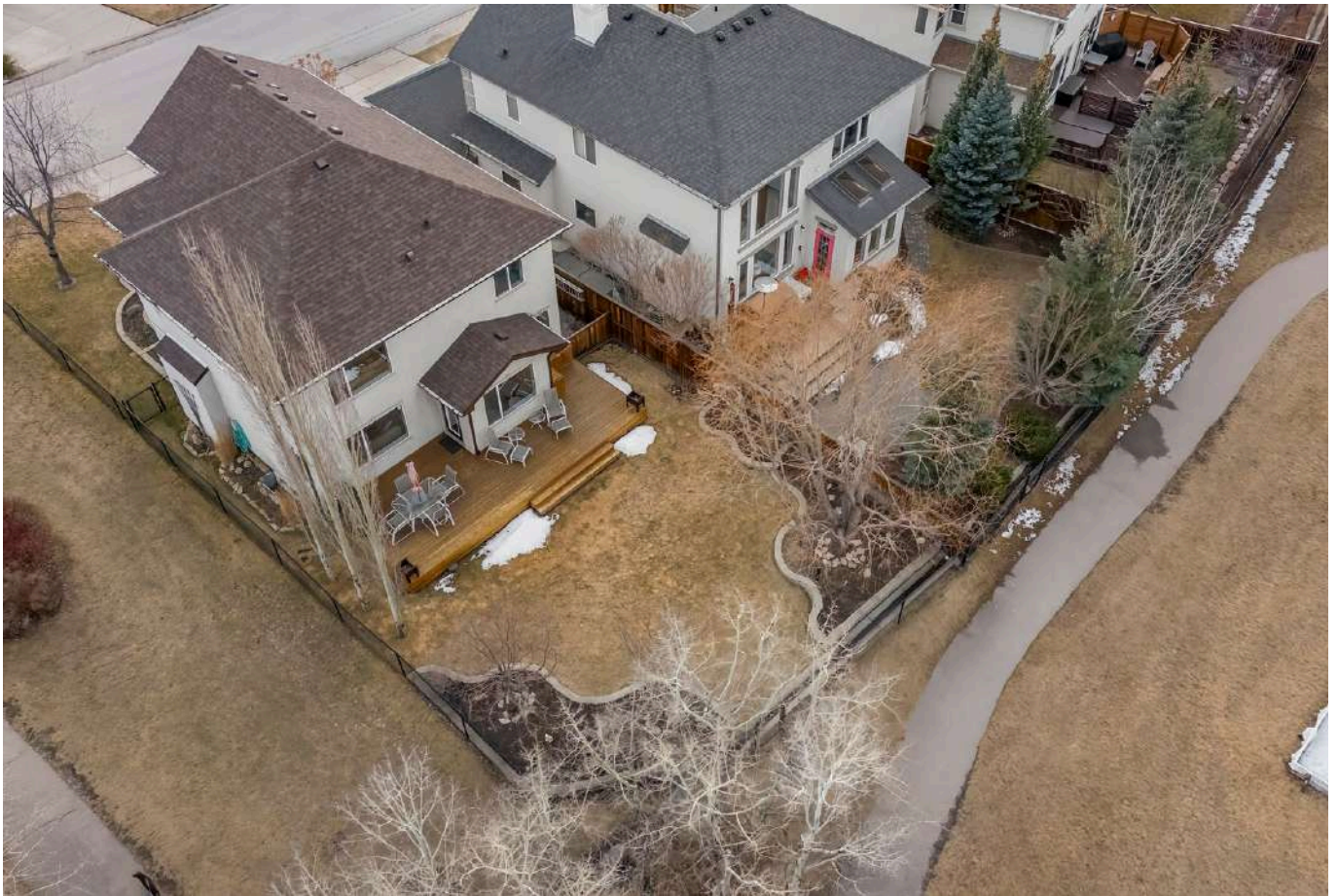










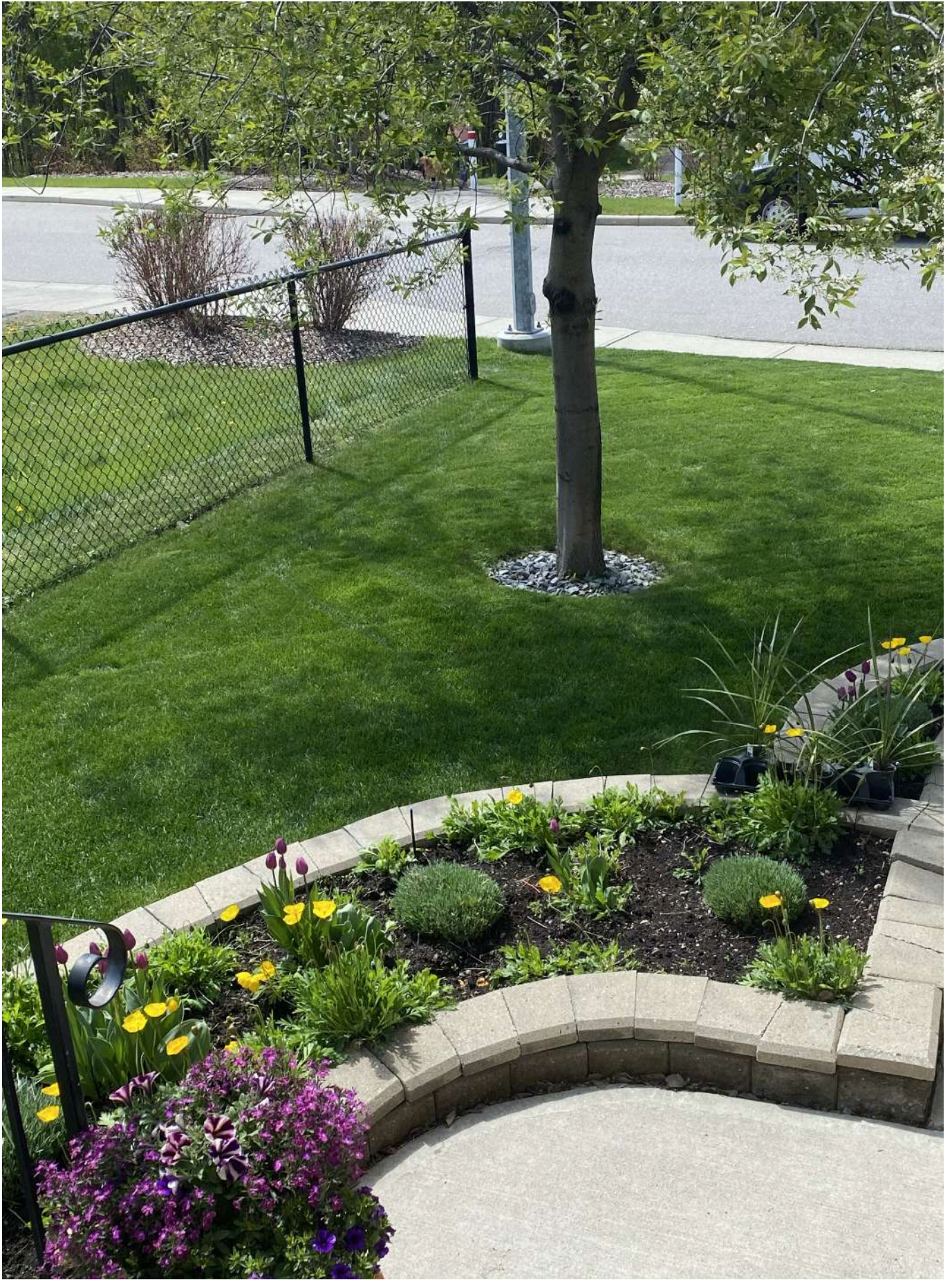




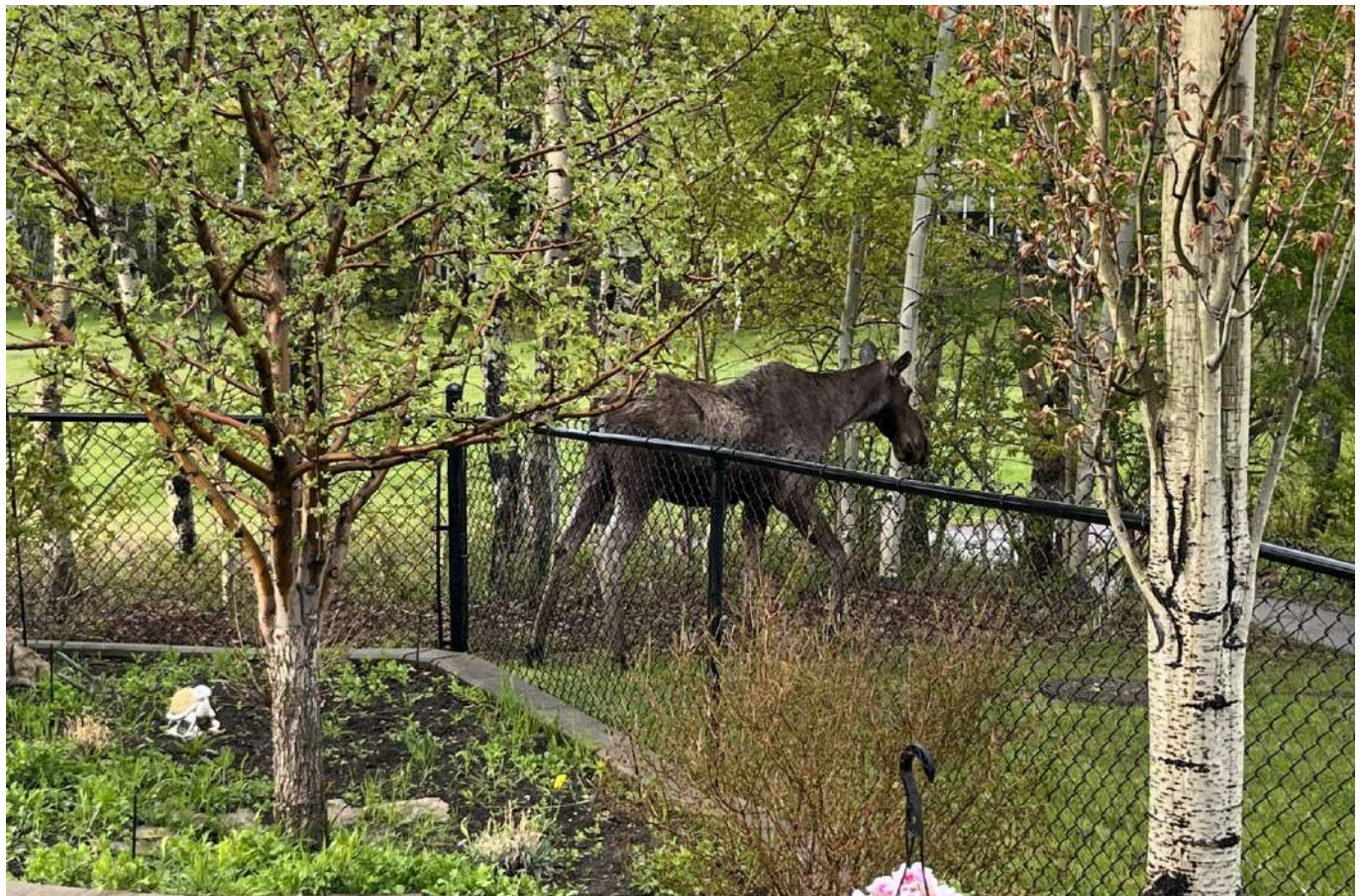


Summertime...









WELCOME TO

# TUSCANY



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# THE COMMUNITY

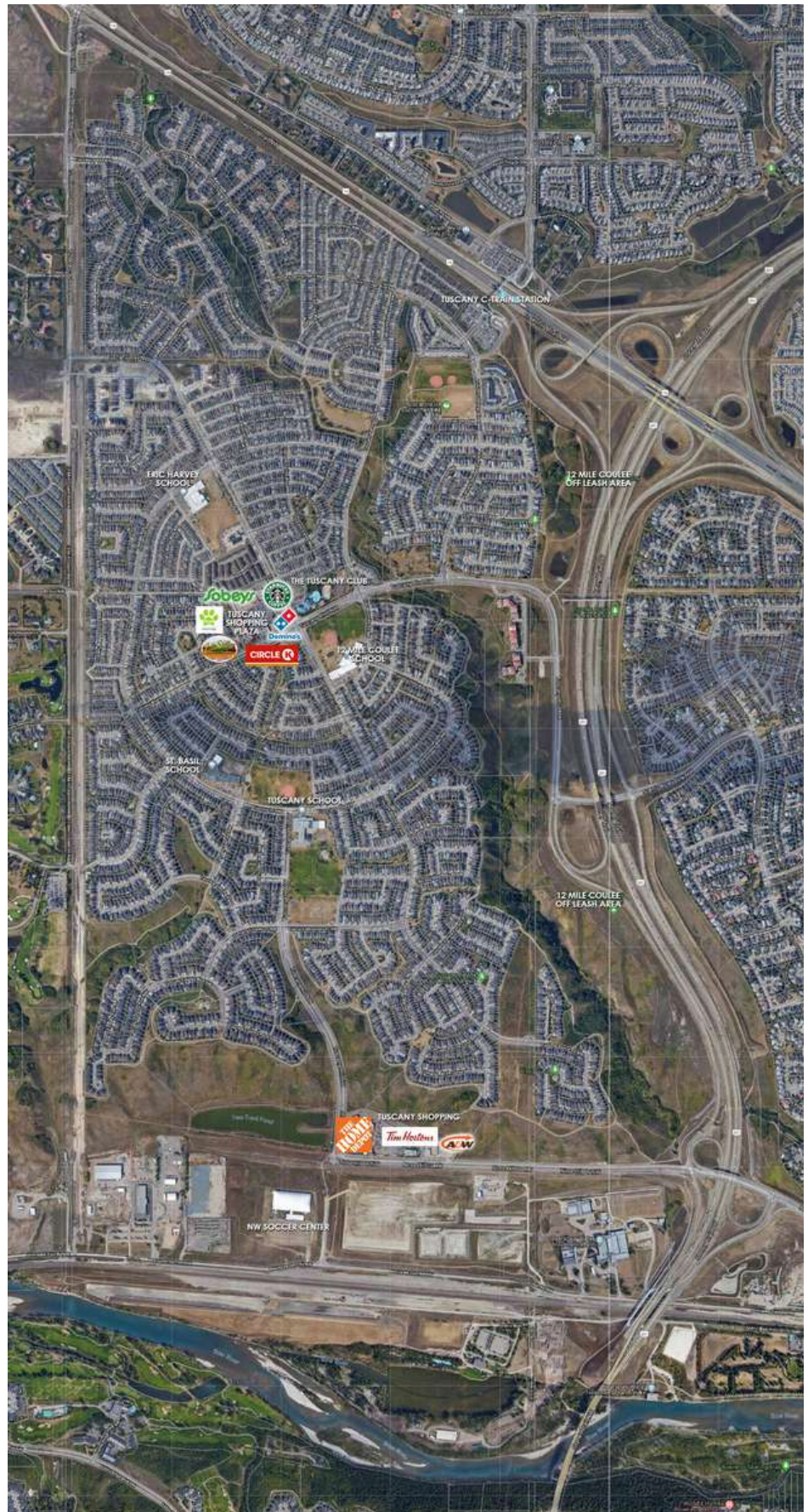
## Tuscany

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:

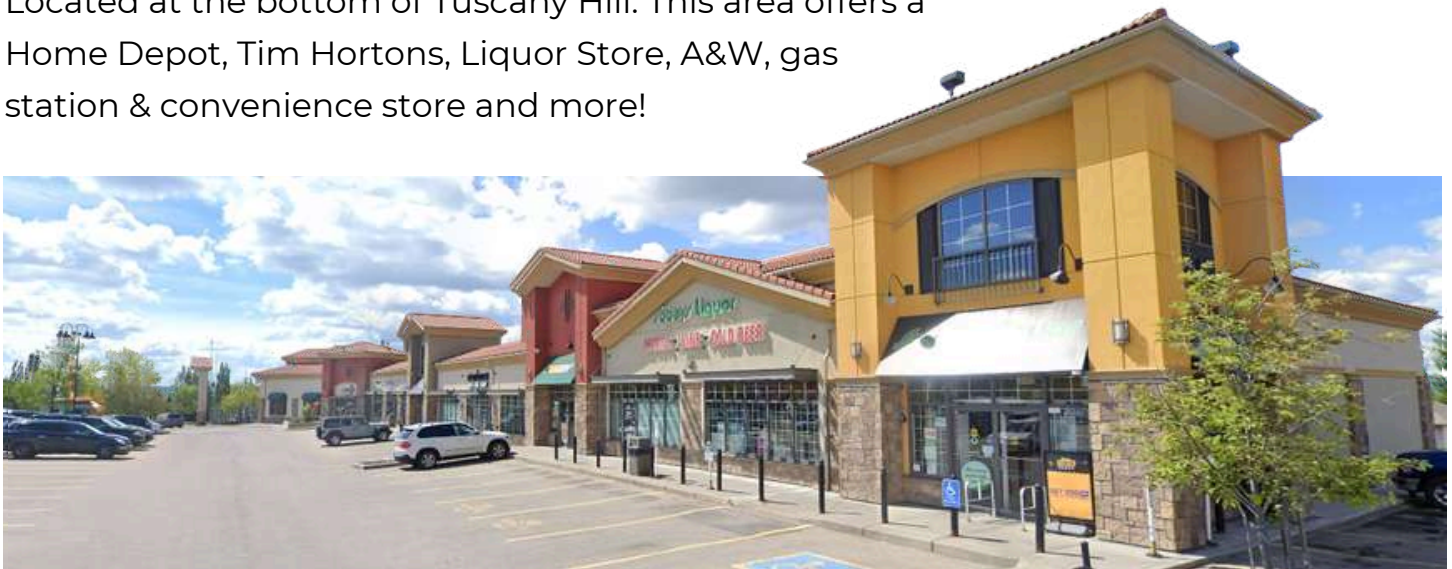
The community offers two shopping areas.

## 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 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>

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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/>

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## 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>