

113 TUSCANY RIDGE CIRCLE NW



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THE MCKELVIE GROUP

CALGARY & AREA | REAL ESTATE

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Real Broker

113 TUSCANY RIDGE CIRCLE NW

From the moment you arrive, this Craftsman exterior makes a lasting impression: rich blue Hardie Board, stacked stone accents, and striking gable detailing come together to create a home that stands out beautifully on this quiet Tuscan street. The mature landscaping and welcoming front entry only add to that first feeling, this is a home that has been loved, and it's easy to see why the current owners have spent the last decade here. Inside, natural light moves effortlessly through the main floor, lending a warmth that settles in the moment you step inside. The kitchen is generous without ever feeling overstated: timeless white shaker cabinetry, quartz countertops, classic subway tile, and stainless-steel appliances anchored together with ease. The breakfast nook and walk-through pantry sit right where you need them, adding to the rhythm of everyday life. Just beyond, the living room unfolds beneath soaring vaulted ceilings, and a home office sits tucked away, allowing the entire main floor to breathe as one, unhurried and connected. Upstairs, a flex space offers endless possibilities: a cozy reading nook, entertainment zone, or play area for the kids. The primary retreat is a true highlight, spacious and quietly refined, complete with a generous walk-through closet and direct access to upper-level laundry, a detail that makes daily life feel just a little more effortless. Two additional bedrooms and a well-appointed full bath round out the upper level, offering comfortable space for the whole family. Downstairs, the fully finished walkout basement adds another dimension of living. The wet bar makes it a natural gathering place, whether that means a lively game night or a quiet evening with a glass of wine. An additional bedroom and bathroom complete the lower level, a natural retreat for teens seeking independence or guests who deserve their own space. Step outside to a backyard the current owners have genuinely cherished. Mornings with coffee on the patio, afternoons in the garden, evenings in the last of the light soaking in the sunset. The sunny southern exposure and thoughtful landscaping make it an extension of this home, you'll actually want to spend time in, season after season. This is a home that has held children's footsteps, countless quiet moments, a decade of care. Its owners move on to their next chapter, and the next family is sure to enjoy thoughtful updates including solar panels, diligently maintained systems, and a coveted address in one of NW Calgary's most desirable family-friendly communities.

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113 Tuscany Ridge Circle NW Calgary, AB T3L 0E5

Residential

Active

A2300359

PD:

DOM: 0

LP: \$925,000.00

OP: \$925,000.00

Banner:

Proudly Offered for the First Time-Walkout Living- Open House Saturday April 18th 12-3pm



Class:	Detached	City:	Calgary
County:	Calgary	Subdivision:	Tuscany
Type:	House	Ttl Beds:	4
Levels:	Two	F/H Bth:	3/0
Year Built:	2016	RMS SQFT:	2,182.31
LINC#:	0037364981	LP/SF:	\$423.86
Arch Style:	2 Storey	Suite:	No
# Illegal Suite:	0	# Legal Suite:	0
Possession:	30 Days / Neg	Lot Size:	4327 SF 401.99 SM
Lot Dim:		Lot Depth:	37.93 M 124.45'
Front Length:	10.58M 34' 9"	Lot:	27
Legal Pln:	1612407	Blk:	2
Condo:	No	Tax Amt/Yr:	\$5,583.90/2025
Zoning:	R-CG	Loc Imp Amt:	
Title to Lnd:	Fee Simple	Front Exp:	N
Disclosures:	No Disclosure		
Restrict:	Utility Right Of Way		

Recent Change: **04/16/2026 : NEW**

Public Remarks: From the moment you arrive, this home makes a lasting impression: rich blue hardie board, stacked stone accents, and striking gable detailing come together to create a home that stands out beautifully on this quiet Tuscany street. The mature landscaping and welcoming front entry only add to that first feeling, an unmistakable sense that this is a well-loved home, one that makes it easy to understand why the current owner has happily spent the past decade here. Inside, natural light moves effortlessly through the main floor, lending a warmth that settles in the moment you step inside. The kitchen is generous without ever feeling overstated; timeless white shaker cabinets, quartz countertops, classic subway tile, and stainless-steel appliances anchored together with ease. The breakfast nook and walk-through pantry sit right where you need them, adding to the rhythm of everyday life. Just beyond, the living room unfolds beneath soaring vaulted ceilings, and a home office sits tucked away, allowing the entire main floor to breathe as one, unhurried and connected. Upstairs, a flex space offers endless possibilities: a cozy reading nook, entertainment zone, or play area for the kids. The primary retreat is a true highlight, spacious and quietly refined, complete with a generous walk-through closet and direct access to upper-level laundry, a detail that makes daily life feel just a little more effortless. Two additional bedrooms and a well-appointed full bath round out the upper level, offering comfortable space for the whole family. Downstairs, the fully finished walkout basement adds another dimension of living. The wet bar makes it a natural gathering place, whether that means a lively game night or a quiet evening with a glass of wine. An additional bedroom and bathroom complete the lower level, a natural retreat for teens seeking independence or guests who deserve their own space. Step outside to a backyard the current owners have genuinely cherished. Mornings with coffee on the patio, afternoons in the garden, evenings in the last of the light soaking in the sunset. The sunny southern exposure and thoughtful landscaping make it an extension of this home, you'll want to spend time in, season after season. This is a home that has held children's footsteps, countless quiet moments, and a decade of care. Its owners move on to their next chapter, and the next family is sure to enjoy thoughtful updates including solar panels, diligently maintained home systems, and a coveted address in one of NW Calgary's most desirable family-friendly communities.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P		Main:	92.29	Mtr2	993.39	SqFt
Baths:	0	0	0	2	0	0	Bed Abv: 3	Upper:	110.45	Mtr2	1,188.92	SqFt
EnSt Bth:	0	0	0	1	0	0	Rms Abv: 9	Blw Grade:	87.22	Mtr2	938.82	SqFt
Garage Dims (L x W):	19' 0" x 19' 9"							Total AG:	202.74	Mtr2	2,182.31	SqFt

Property Information

Basement:	Full	Laundry Ft:	Upper Level
Basement Dev:	Finished	Basement Ft:	Walk Out
Heating:	Forced Air, Natural Gas	Cooling:	Central Air
Construction:	Composite Siding, See Remarks	Fireplaces:	1/Gas
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile, Hardwood
Exterior Feat:	Garden, Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Patio/Porch:	Deck, See Remarks
Reports:	Floor Plans, RMS Supplements, Title		
Parking:	Double Garage Attached Total: 4		
Features:	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, See Remarks, Wired for Sound		
Comm Feature:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths		
Lot Features:	Close to Clubhouse, Garden, Low Maintenance Landscape, See Remarks		
HOA:	\$313.76/Annually		
HOA Include:	Amenities w/HOA		
Goods Include:	2 Dishwashers, 2 Refrigerators, 2 Microwaves, Solar Equipment		
Appliances:	Central Air Conditioner, Garage Control(s), Microwave, Range Hood, Stove(s), Washer, Window Coverings		
Other Equip:	None		
Goods Exclude:	N/A		
Assoc Amen:	Clubhouse		

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

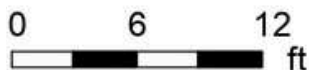
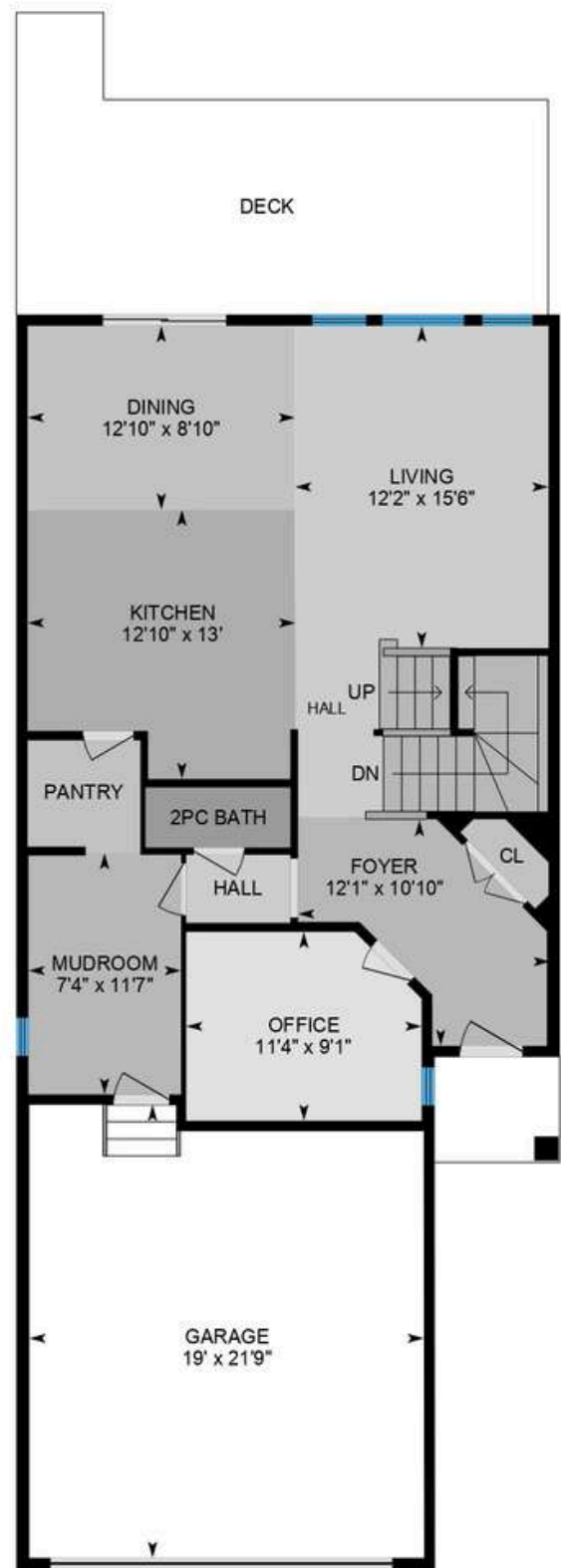
THE FLOOR PLAN

MAIN FLOOR:

EXTERIOR AREA:
993.39 SQ. FT.

INTERIOR AREA:
924.54 SQ. FT.

EXCLUDED AREA:
432.02 SQ. FT.



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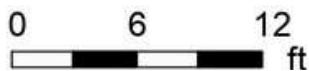
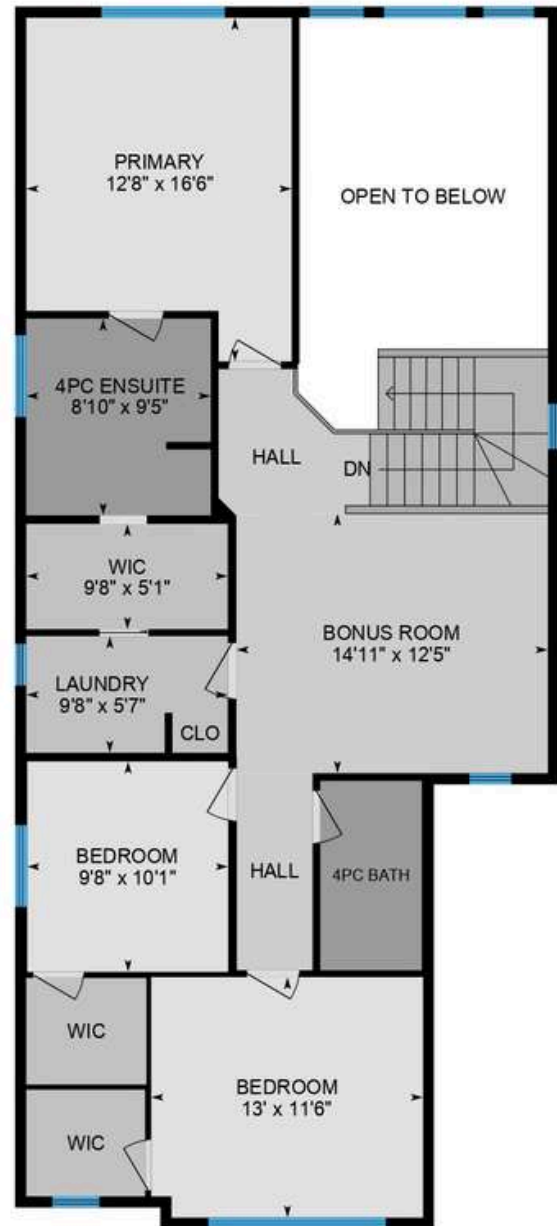
THE FLOOR PLAN

SECOND FLOOR:

EXTERIOR AREA:
1188.92 SQ. FT.

INTERIOR AREA:
1098.23 SQ. FT.

EXCLUDED AREA:
202.16 SQ. FT.



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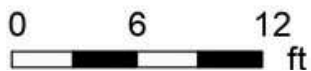
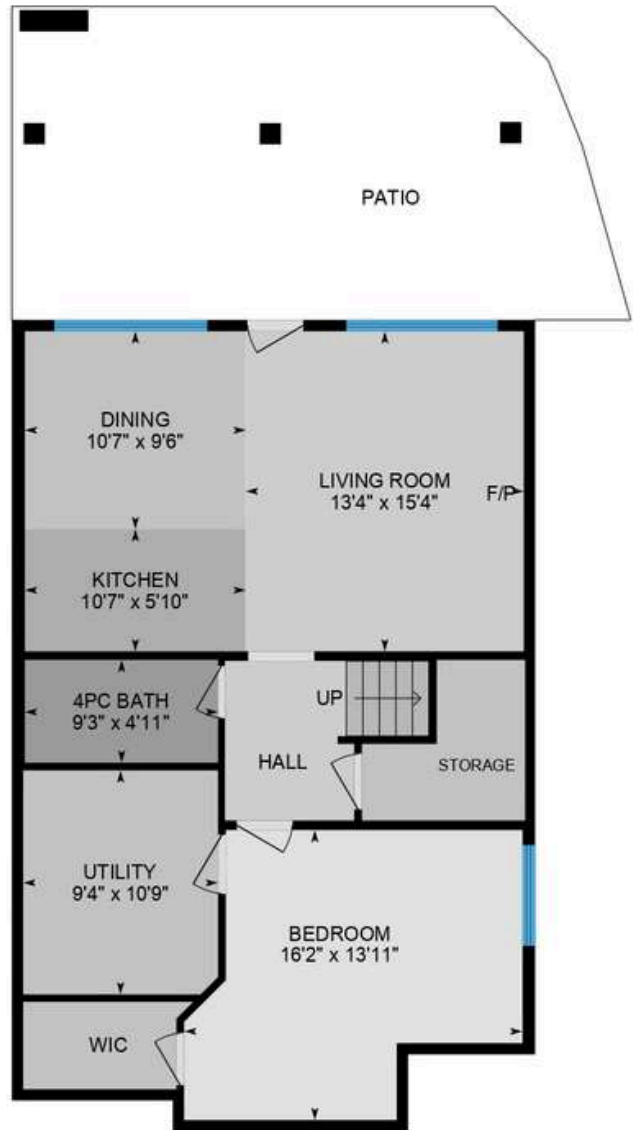
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THE FLOOR PLAN

BASEMENT (BELOW GRADE):

EXTERIOR AREA:
938.82 SQ. FT.

INTERIOR AREA:
870.55 SQ. FT.



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ROOM DIMENSIONS

Main Building

MAIN FLOOR

2pc Bath: 7' x 2'10"
Dining: 12'10" x 8'10"
Foyer: 12'1" x 10'10"
Garage: 19' x 21'9"
Kitchen: 12'10" x 13'
Living: 12'2" x 15'6"
Mudroom: 7'4" x 11'7"
Office: 11'4" x 9'1"

2ND FLOOR

4pc Bath: 4'10" x 9'1"
4pc Ensuite: 8'10" x 9'5"
Bedroom: 9'8" x 10'1"
Bedroom: 13' x 11'6"
Bonus Room: 14'11" x 12'5"
Laundry: 9'8" x 5'7"
Primary: 12'8" x 16'6"
Wic: 9'8" x 5'1"

BASEMENT

4pc Bath: 9'3" x 4'11"
Bedroom: 16'2" x 13'11"
Dining: 10'7" x 9'6"
Kitchen: 10'7" x 5'10"
Living Room: 13'4" x 15'4"
Utility: 9'4" x 10'9"

Main Building

MAIN FLOOR

Interior Area: 924.54 sq ft
Excluded Area: 432.02 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 993.39 sq ft

2ND FLOOR

Interior Area: 1098.23 sq ft
Excluded Area: 202.16 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1188.92 sq ft

BASEMENT (Below Grade)

Interior Area: 870.55 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 938.82 sq ft
Finished Area: 833.02 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 2022.76 sq ft
Excluded Area: 634.18 sq ft
Exterior Area: 2182.31 sq ft

Total Area (Above & Below Grade), Main Building

Interior Area: 2893.31 sq ft
Finished Area (Below Grade): 833.02 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.

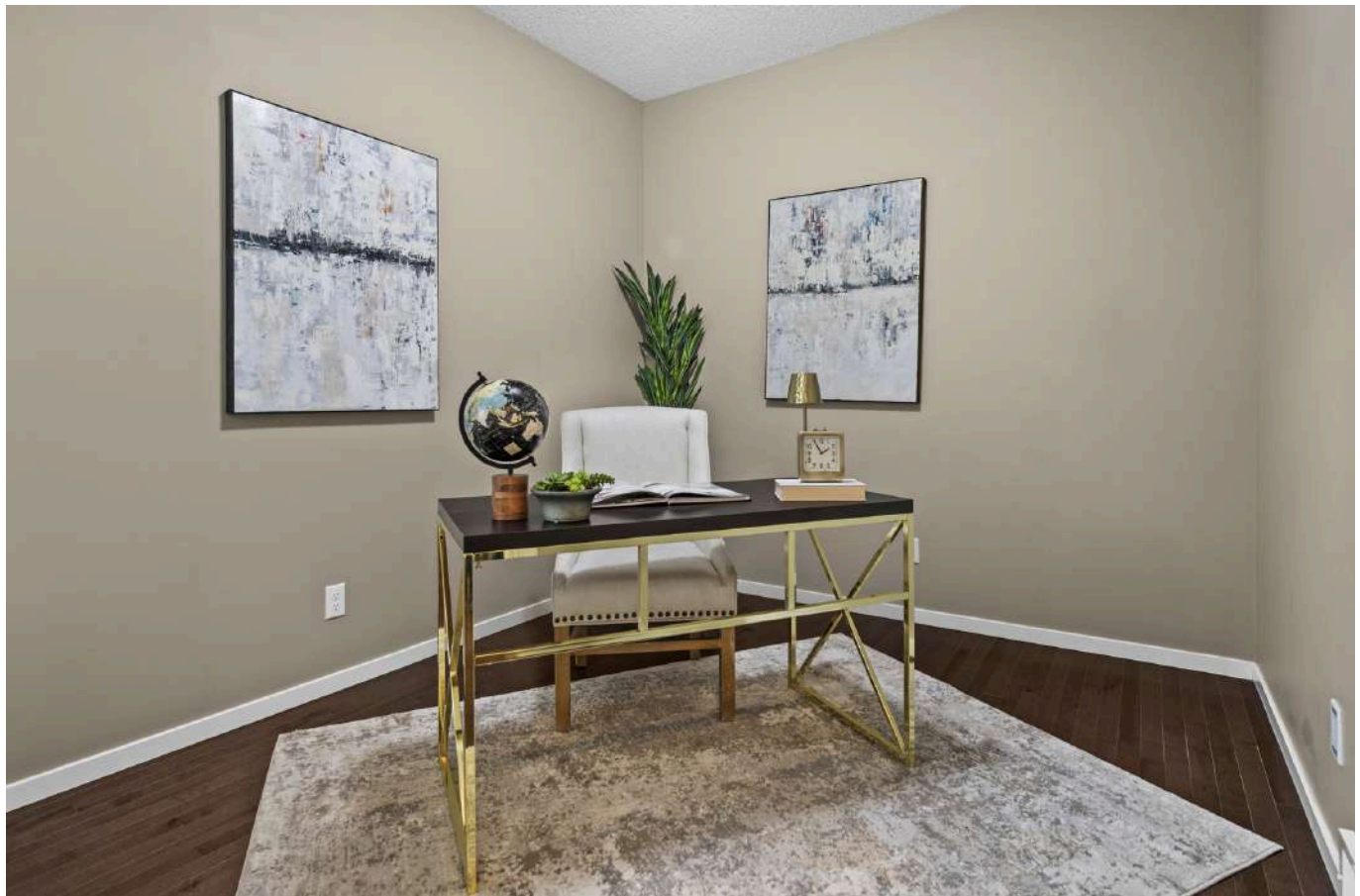
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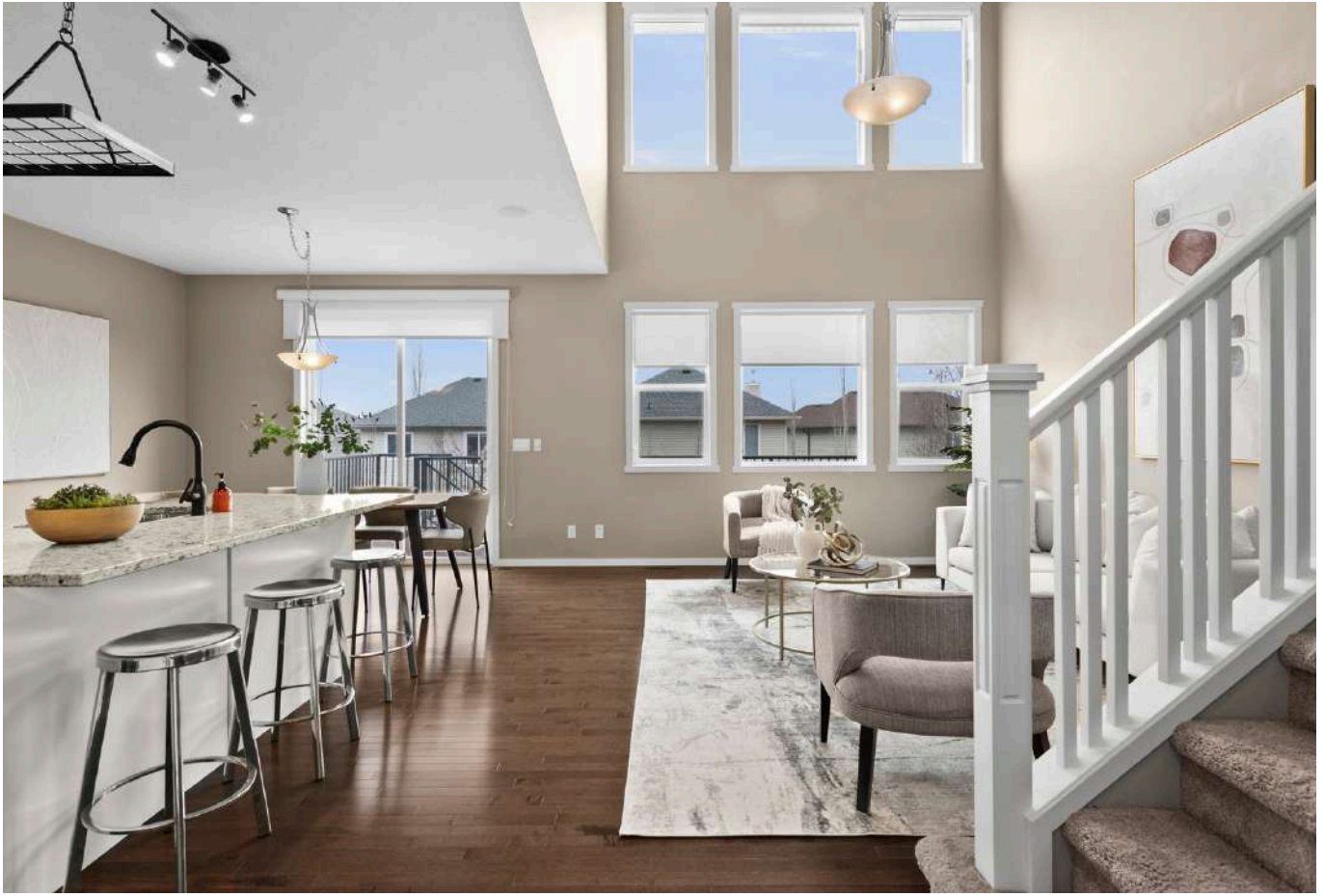
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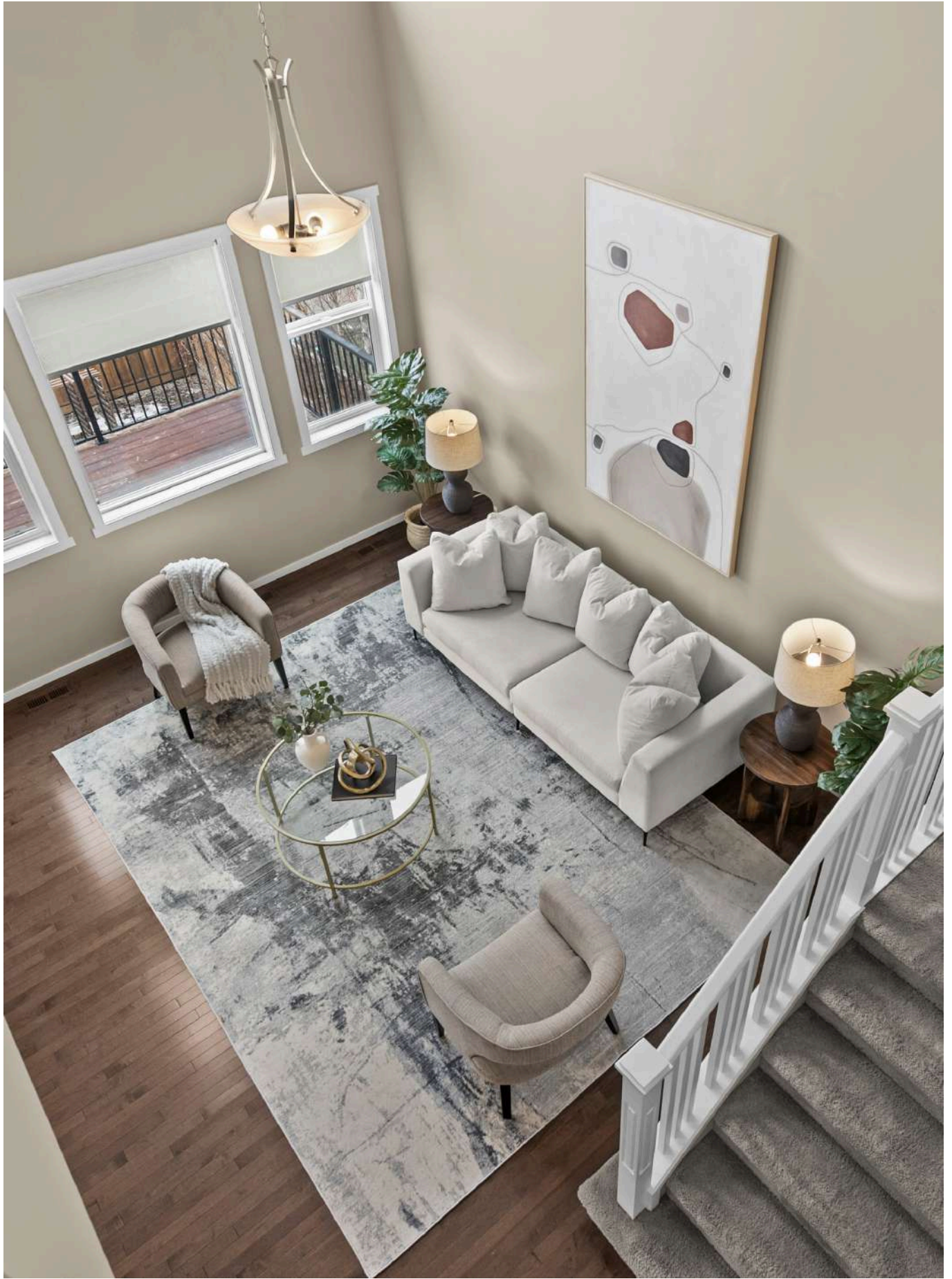
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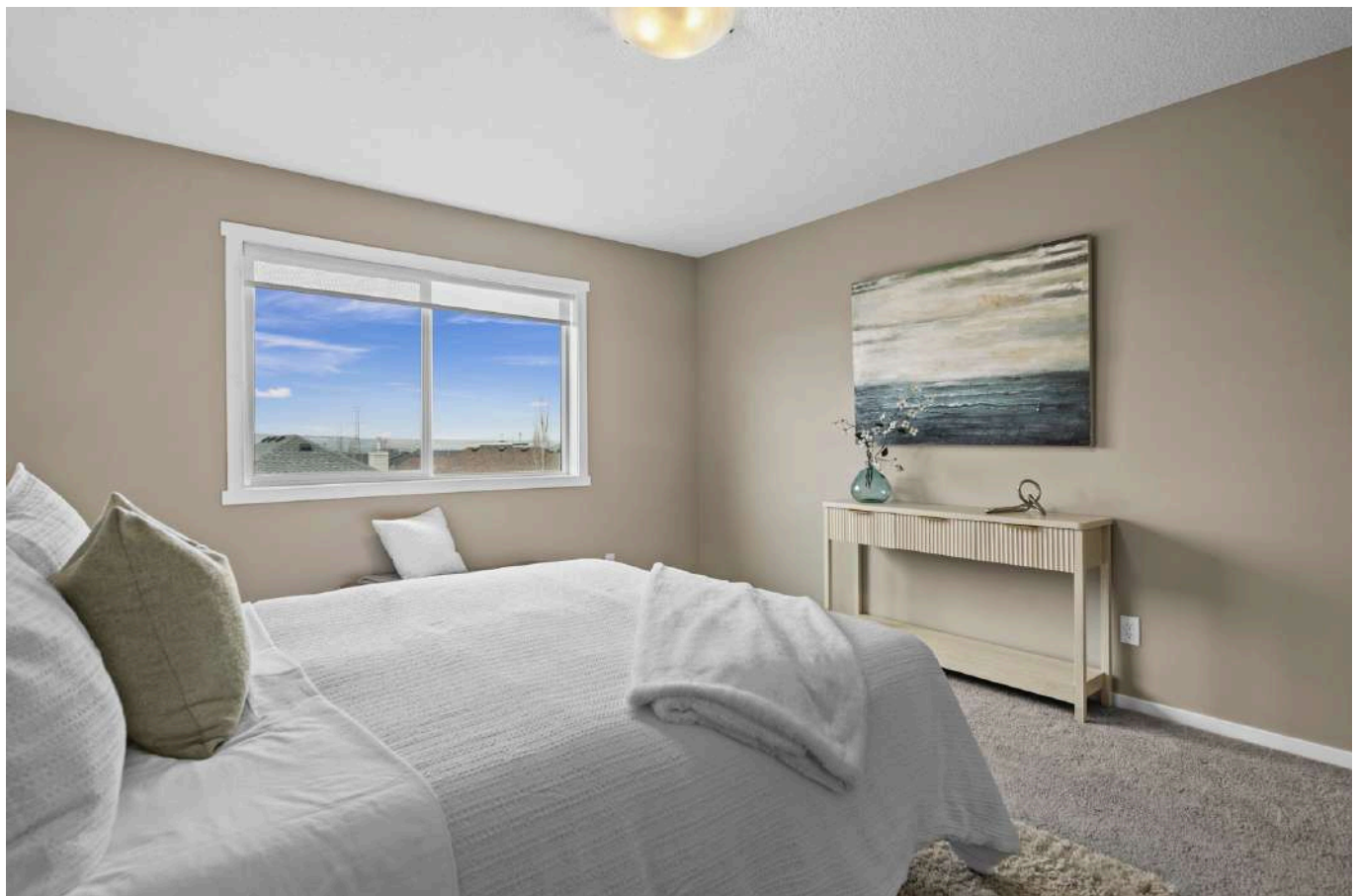


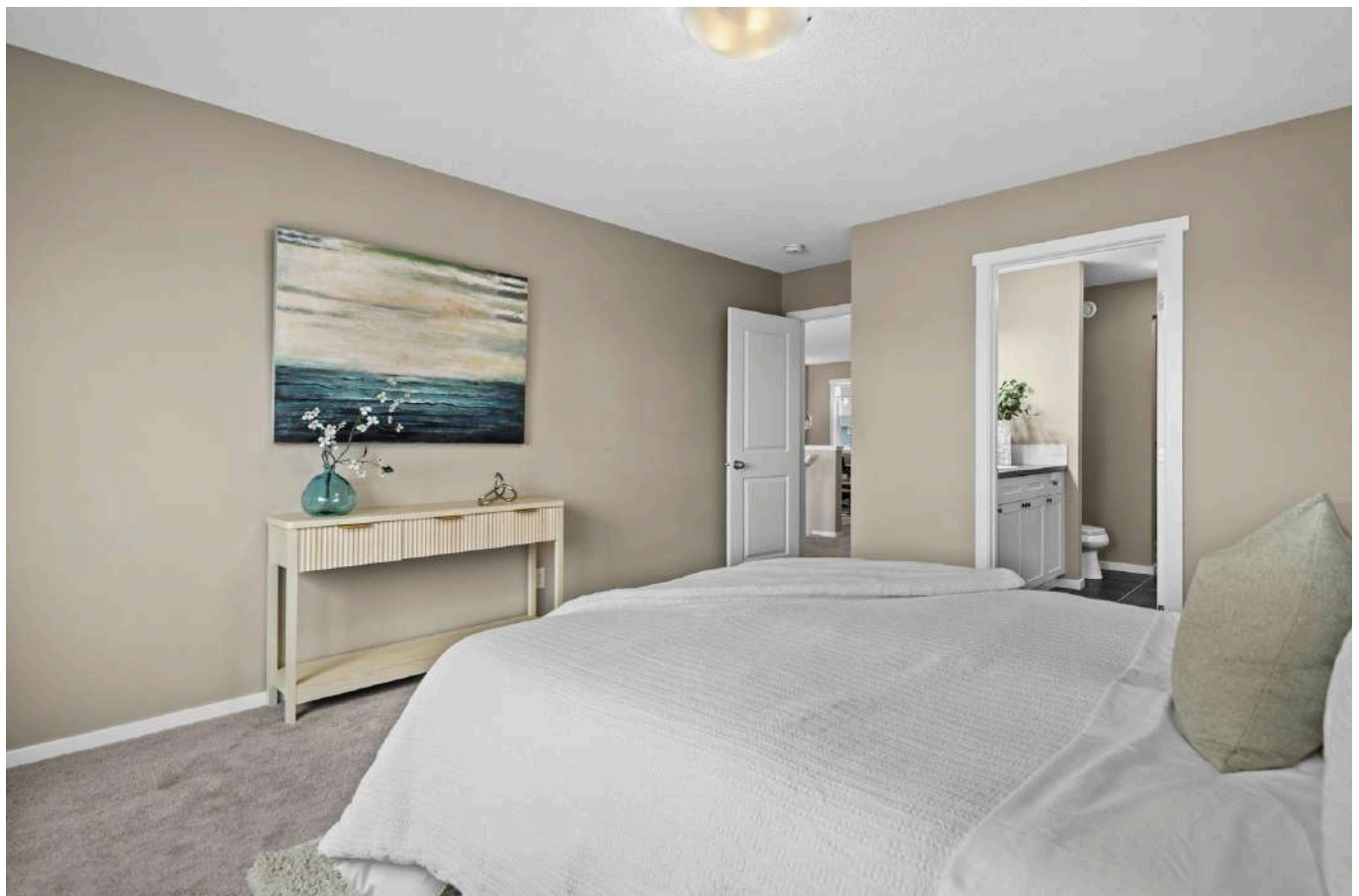




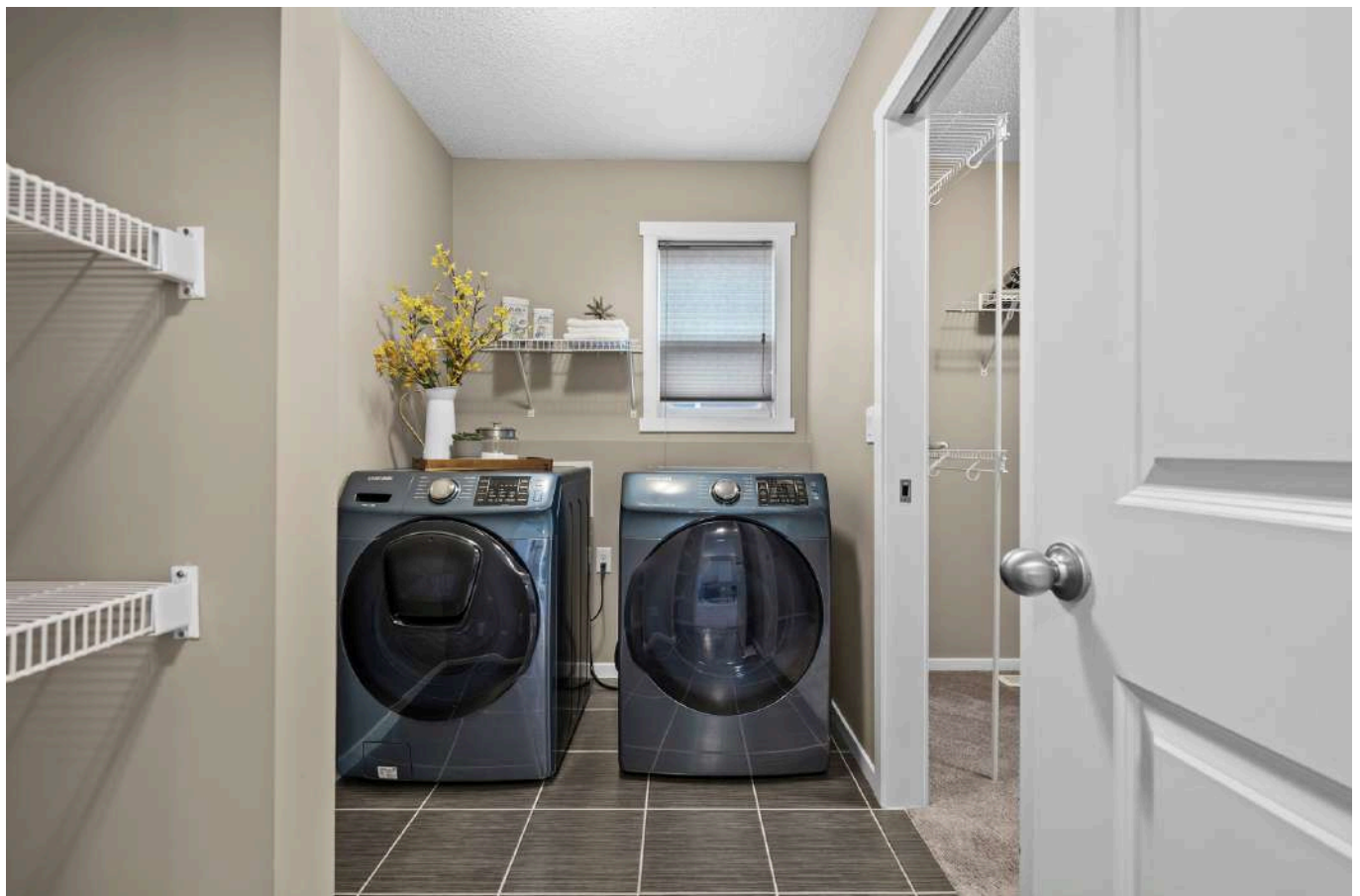
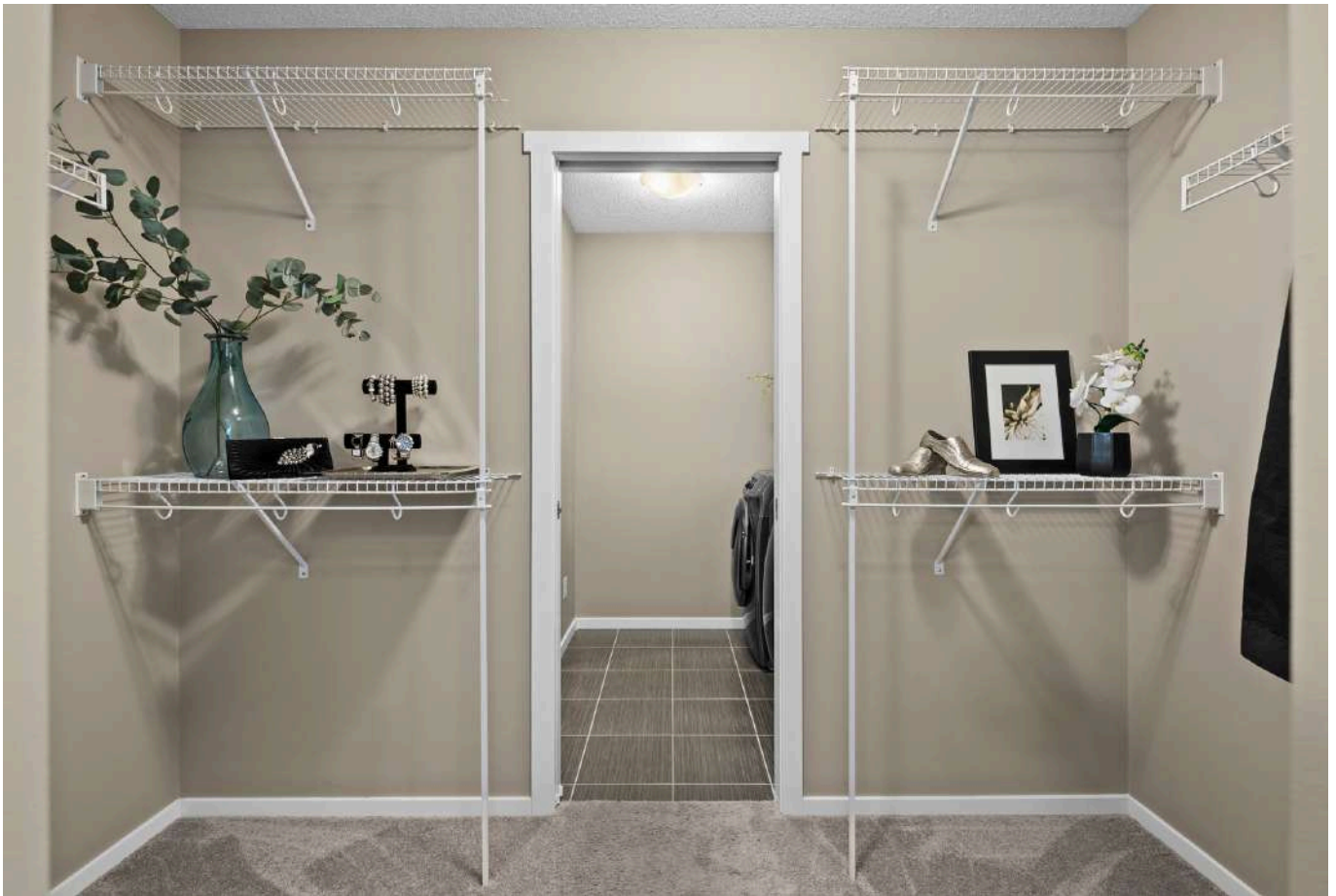










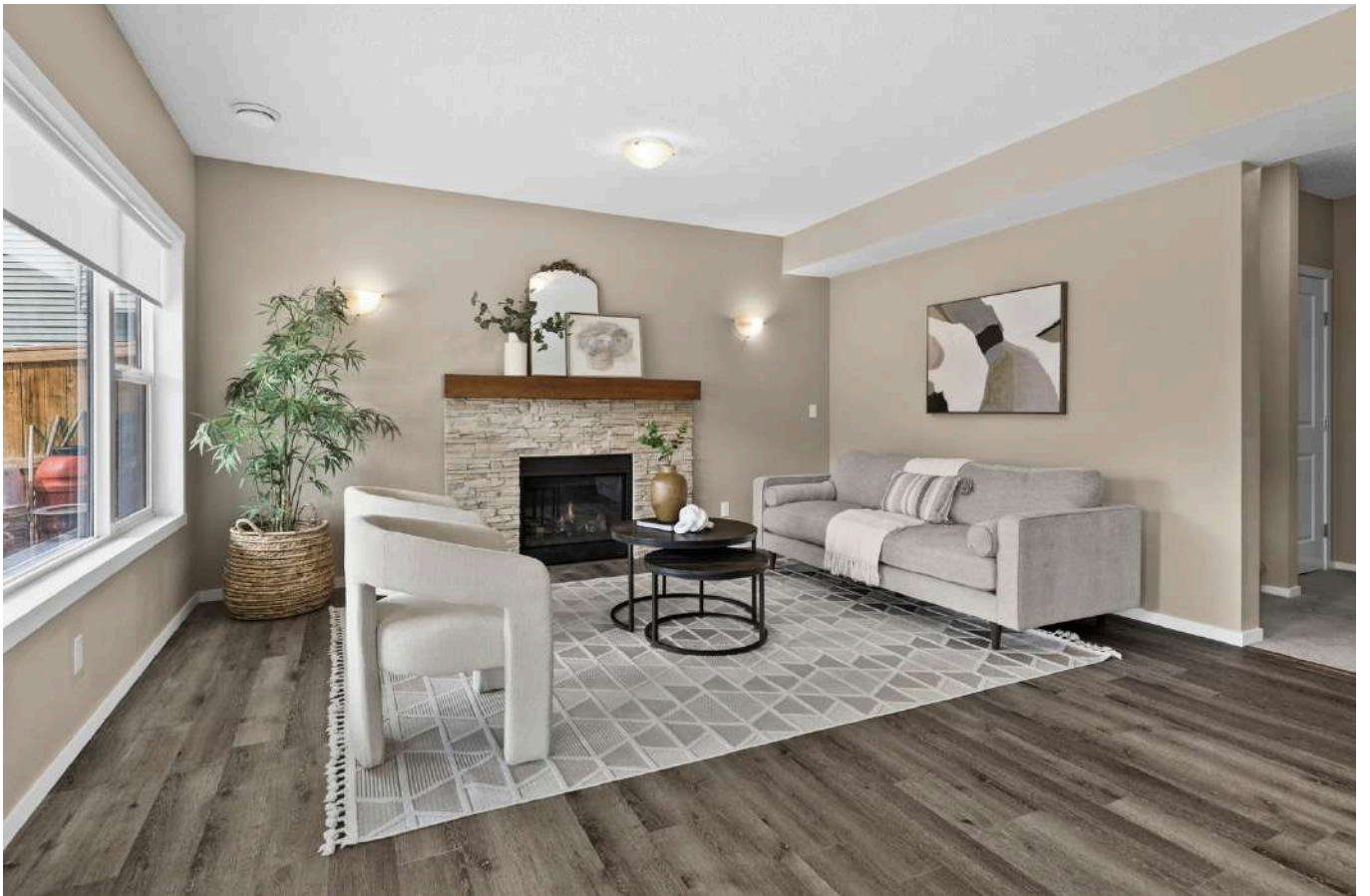






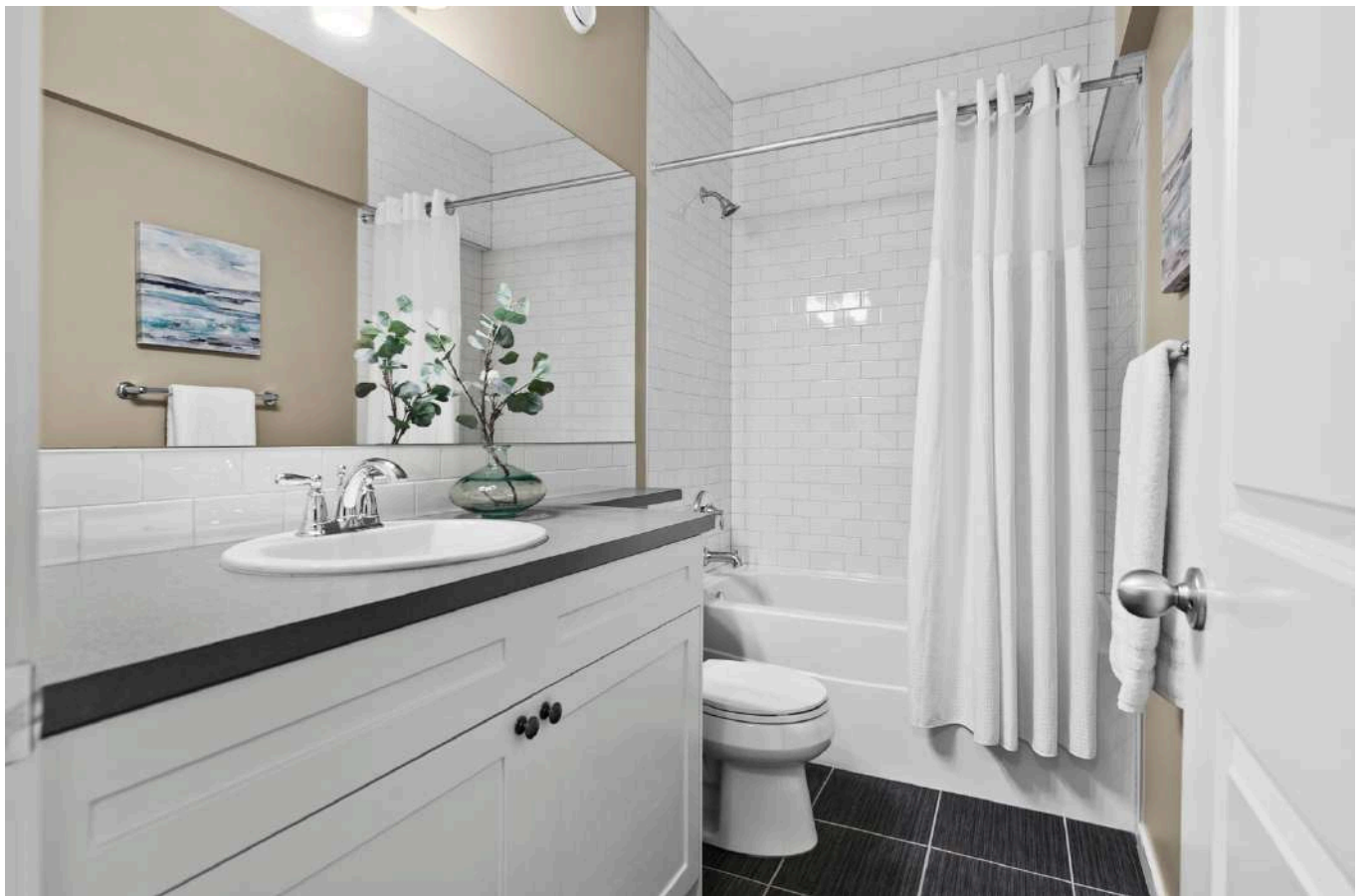
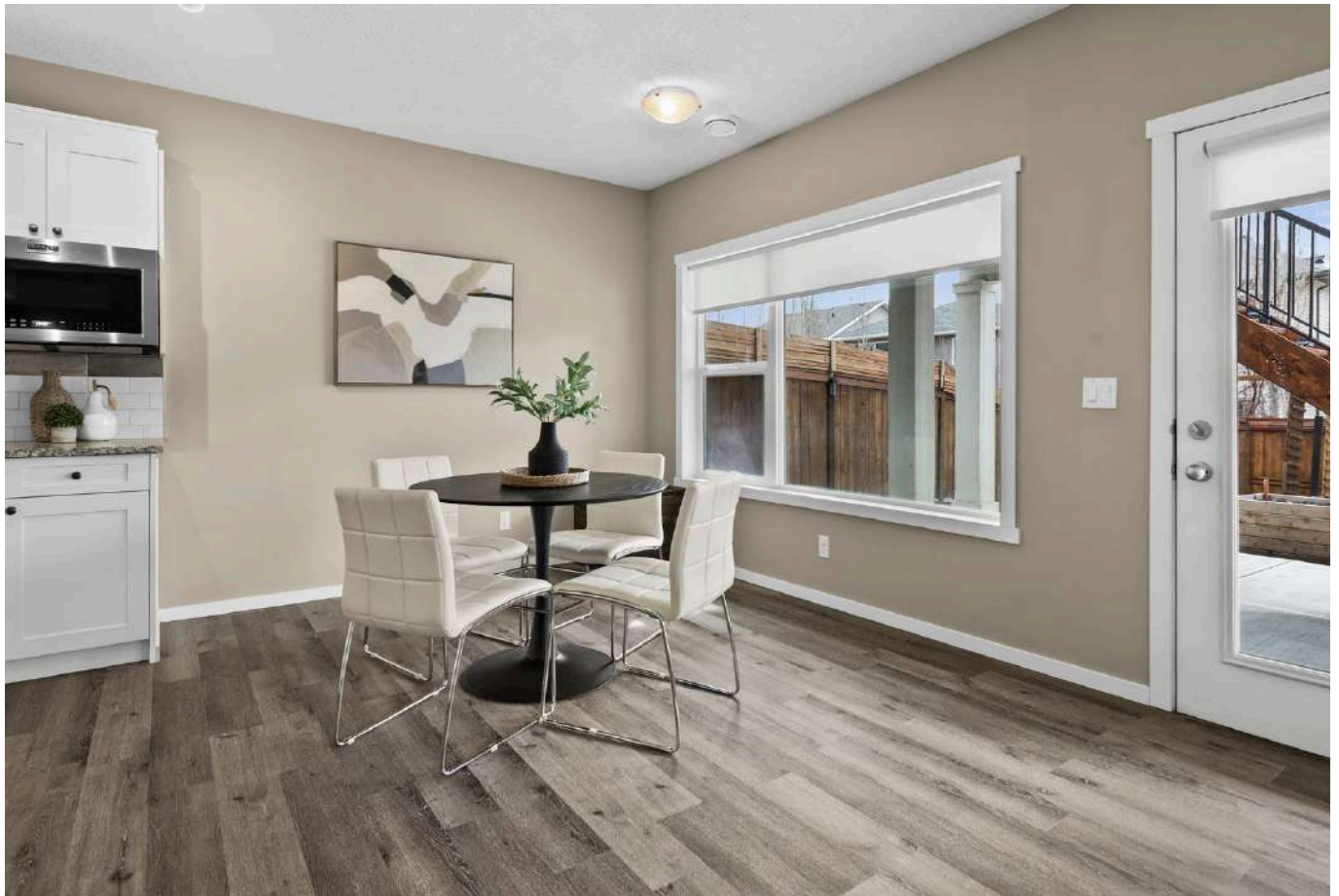


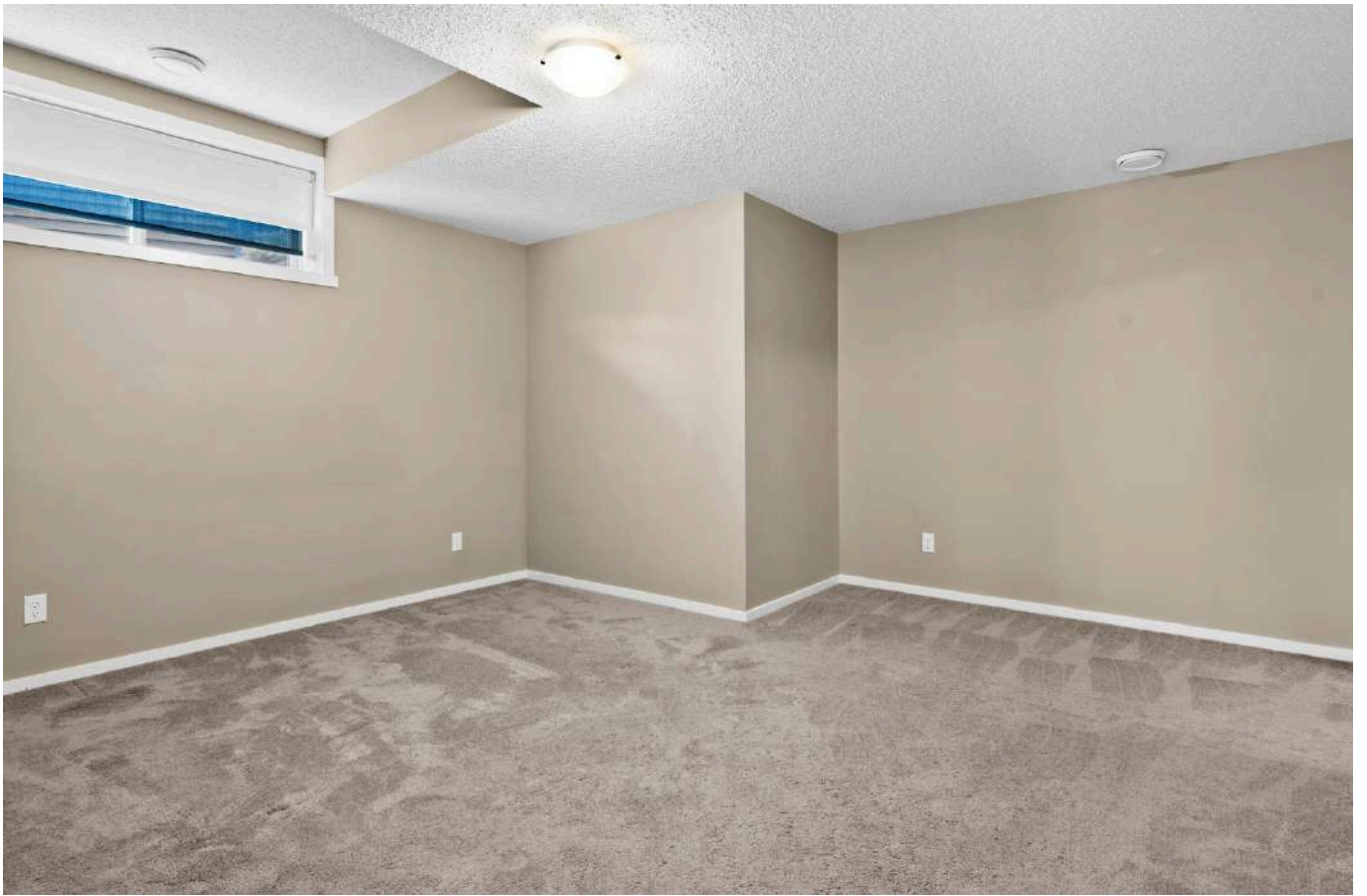






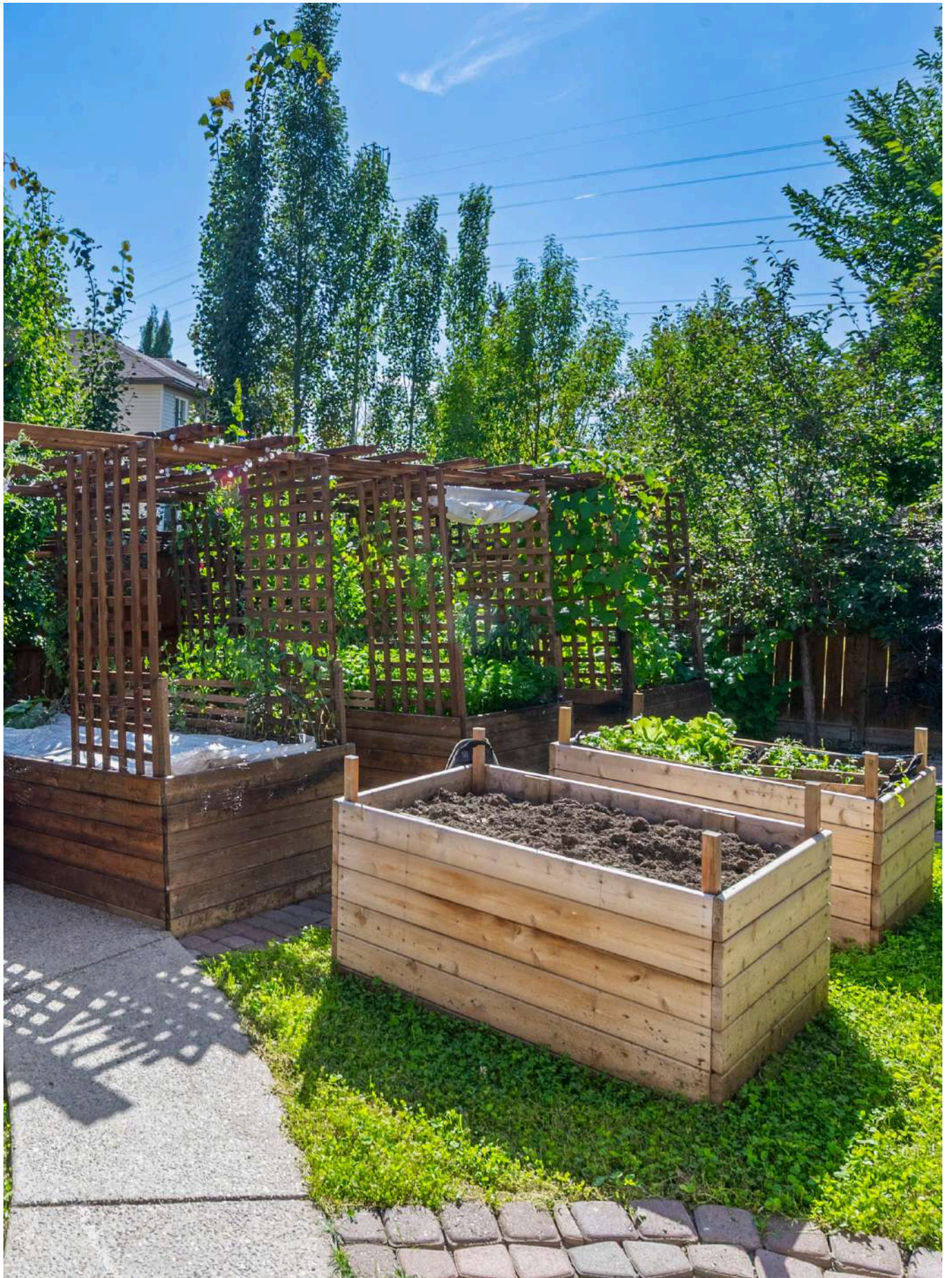


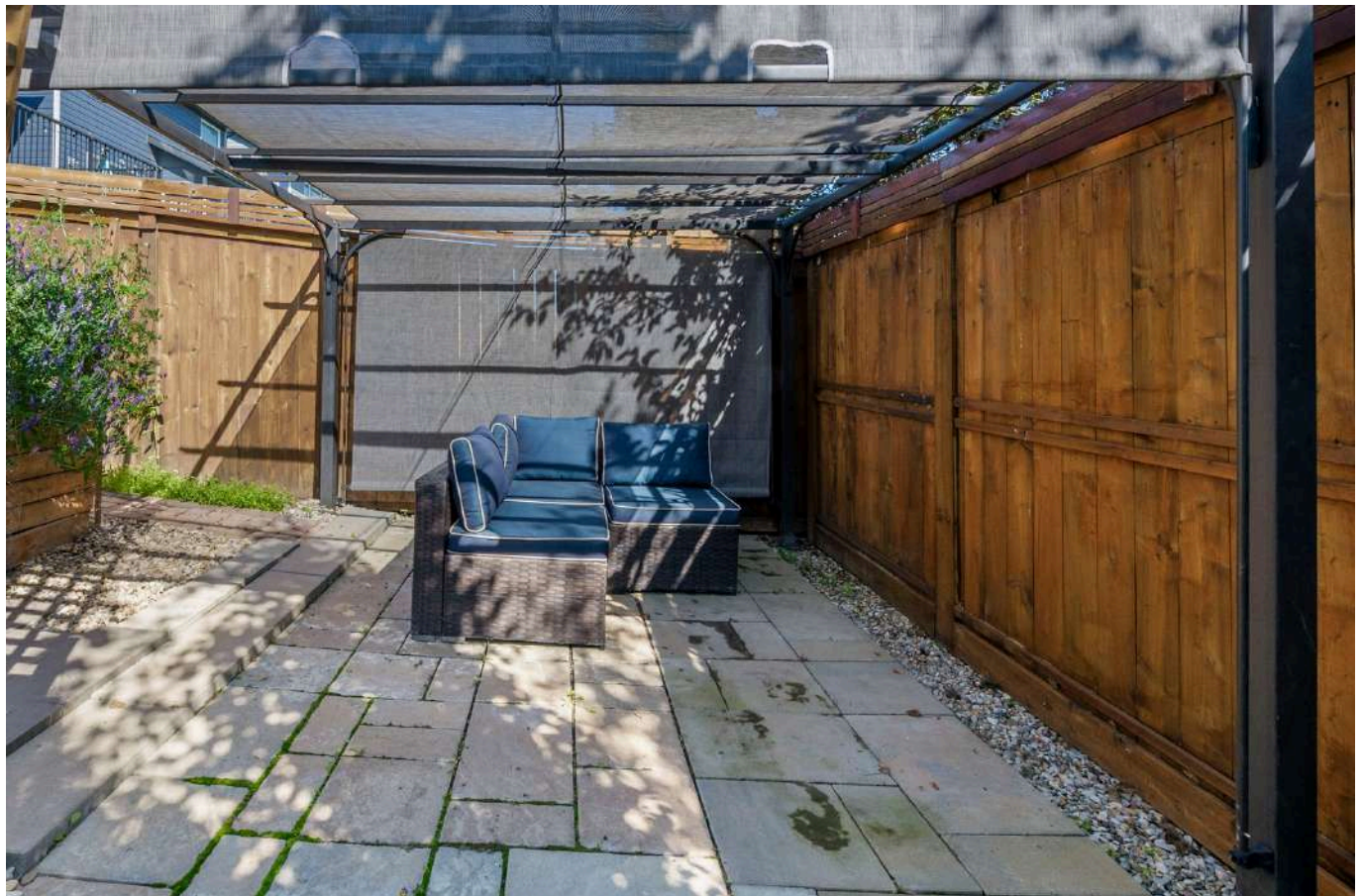














WELCOME TO

TUSCANY



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THE COMMUNITY

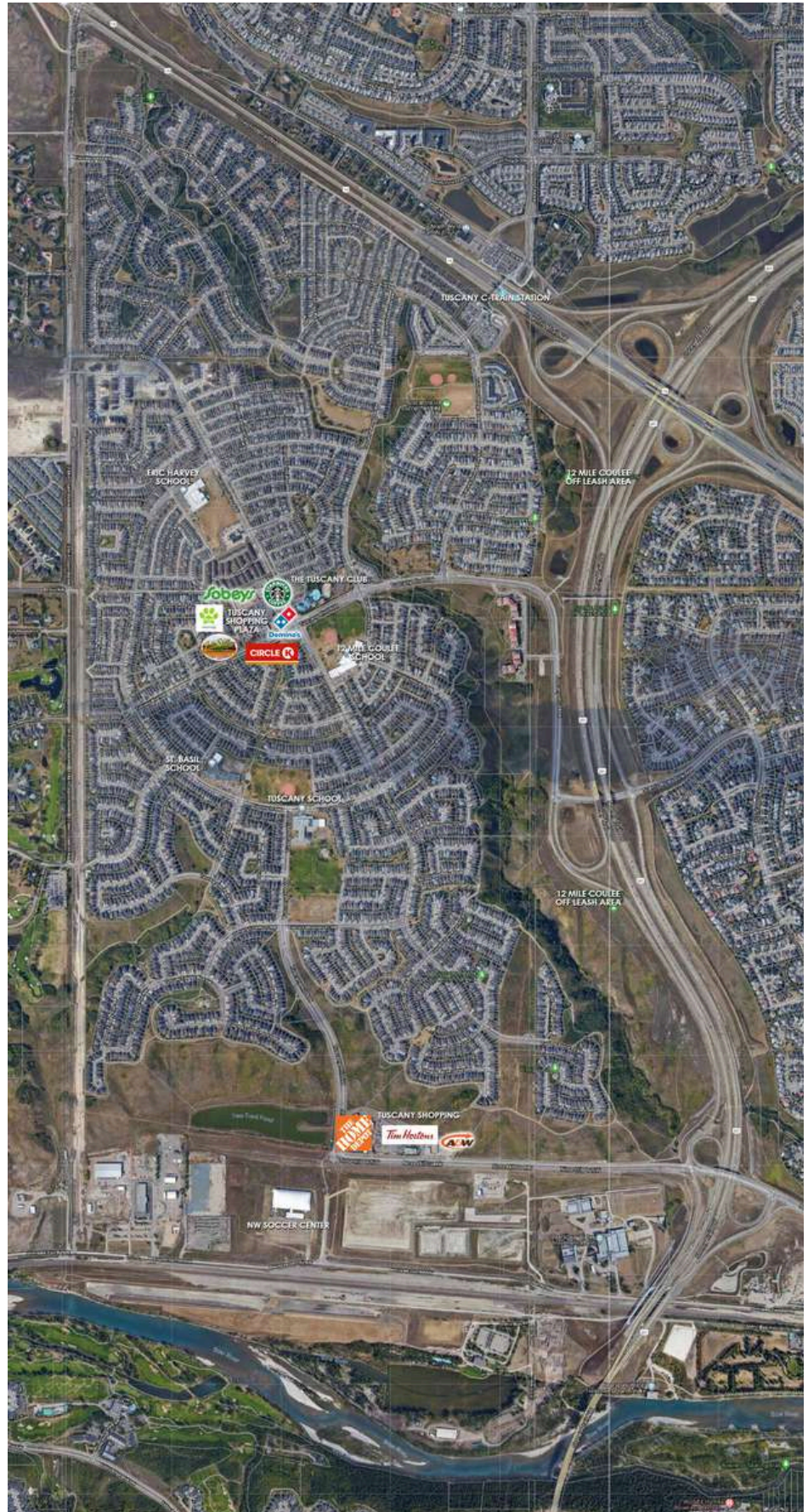
Tuscany

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:

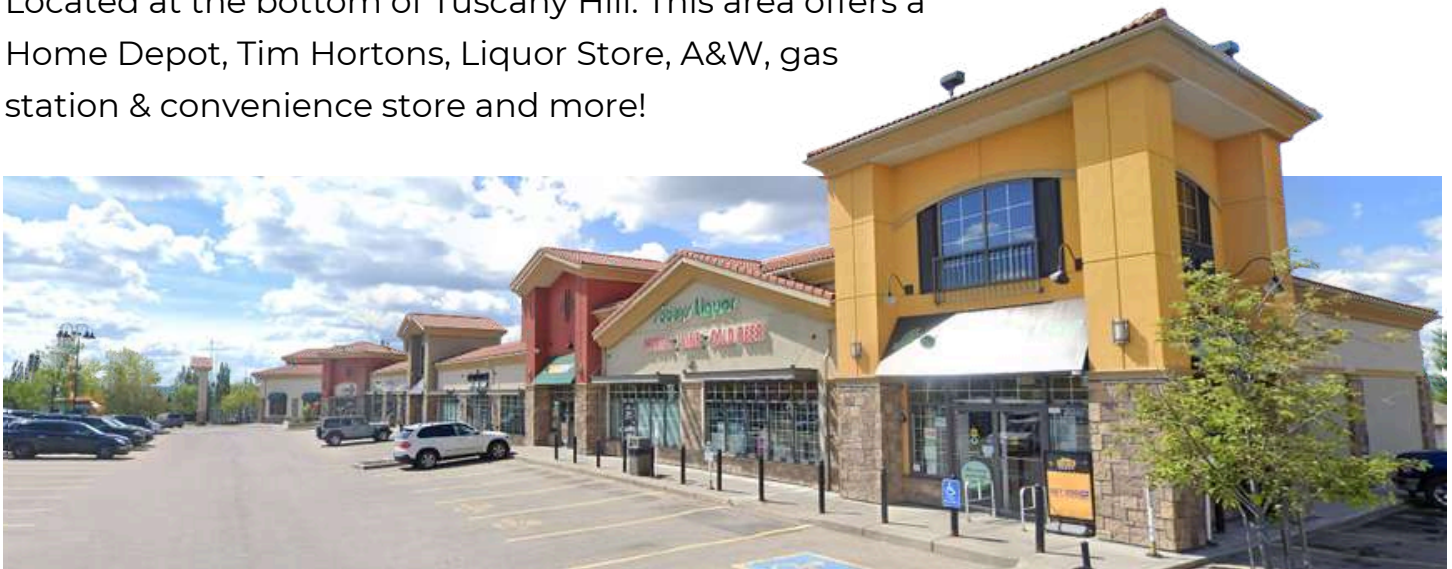
The community offers two shopping areas.

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 Pl NW

There is a great off leash area at the top of Tuscany.

BOWMONT PARK

Fenced Off-Leash Area

85 Street NW



<https://www.calgary.ca>

LIBRARIES

FREE LITTLE LIBRARY

Charter #3159

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

CROWFOOT LIBRARY

8665 Nose Hill Drive NW Calgary AB

HOURS:

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

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



PARKS & REC

PARKS & REC CLOSE BY

BOWNESS PARK

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

8900 48 Ave NW HOURS: 5AM to 11PM

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



CANADA OLYMPIC PARK / WINSPORT

(summer and winter activities)

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

88 Canada Olympic Road SW

403-247-5452 ext. 4

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



NOSEHILL PARK

5620 14 St NW

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

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

PARKS & REC



SHANE HOMES YMCA

11300 Rocky Ridge Rd NW

Phone: 403-351-6673

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

<https://www.ymcacalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/>

MELCOR YMCA (CROWFOOT)

8100 John Laurie Blvd NW . Phone: 403-547-6576

Hours: Monday-Friday: 5:30 am - 10:30 pm, Weekends & Holidays: 7:00 am - 8:30 pm

<https://www.ymcacalgary.org/program-descriptions/locations/crowfoot/>

SERVICES

POLICE

CALL 911 for all emergencies.

Calgary Police Service District 7 - Country Hills

11955 Country Village Link NE
403-428-6700

Calgary Police Service District 3 - North Haven

4303 14 St NW
403-428-6300



FIRE STATION

CALL 911 for all emergencies.

Tuscany Fire Station #42
345 Tuscany Way NW -

SERVICES & AMENITIES

HOSPITALS

FOOTHILLS MEDICAL CENTRE

(24 hour Emergency)

1403 29 Street NW

Phone: 403-944-1110 (Switchboard)

ALBERTA CHILDREN'S HOSPITAL

(24 hour Emergency)

2888 Shaganappi Trail NW

Phone: 403-955-7211

COCHRANE COMMUNITY HEALTH CENTRE

OPEN 8AM to 10PM DAILY

60 Grande Boulevard, Cochrane.

Phone: 403-851-6000 (Switchboard)

ROCKYVIEW GENERAL HOSPITAL

(24 hour Emergency)

7007 14 St SW

403-943-3000

SHELDON M. CHUMIR HEALTH CENTRE

(OPEN 24 HOURS)

1213 4 St SW

403-955-6200

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>

