

Tuscany

98 Tuscany Ravine Close NW



—THE
McKELVIE
—GROUP.com

real
Real Broker

Kelly McKelvie

403-804-7793

kelly@themckelvielgroup.com

www.themckelvielgroup.com

98 TUSCANY RAVINE CLOSE NW

Tucked along one of Tuscany's most coveted ridge-lines, this home rewards you with something few homes can offer - unobstructed, sweeping views stretching from the city skyline to Canada Olympic Park and onward to the Rocky Mountains. By day, the panorama shifts with the light; by evening, the lights from the city and COP glimmer in a display that never grows old. Homes along this ridge rarely come to market, and it's easy to understand why.

A vaulted foyer sets a gracious first impression, with extensive hardwood flooring flowing through the main level. A versatile flex room near the entry invites use as a den or intimate formal dining space. As you move toward the rear of the home, the floor plan opens up and that remarkable view commands your attention through expansive rear windows. The family room, warmed by a fireplace, frames the vista beautifully, while the kitchen stands ready for both everyday life and entertaining - rich maple cabinetry with under-cabinet lighting, granite countertops, a tiered island, and stainless steel appliances. A well-appointed main-floor mudroom keeps the household running smoothly with laundry facilities, built-in cabinetry, a folding counter, and laundry sink.

Upstairs, a small loft overlooks the entry below - an ideal spot for a reading nook, homework station, or quiet workspace. The staircase splits to reveal thoughtfully separated sleeping quarters: a spacious secondary bedroom to one side, and on the other, a second secondary bedroom, full family bathroom, and the primary suite. Waking up to those mountain and city views from the primary bedroom is something truly special. The ensuite features dual sinks, a soaker tub, and separate shower, complemented by a walk-in closet.

The walkout basement extends the living space with a large recreation room anchored by a gas wood stove, plus a bathroom featuring an oversized shower - perfectly suited for guests or post-hot tub evenings.

Step outside and the backyard becomes your retreat: a hot tub with convenient hot water tap, patio, perennial gardens, an irrigation system, and storage shed. A gate opens directly onto the pathway system winding throughout Tuscany, inviting you to explore the coulee at your doorstep.

Central air conditioning ensures comfort through summer, and a newer roof provides peace of mind. With a park and playground just steps away, this ridge-backing home on a quiet street delivers a lifestyle that families dream about - where stunning views, thoughtful design, and neighbourhood connectivity come together in one exceptional Tuscany address.

Property Details

Offered At: \$949,900

Possession: 90 days, negotiable

Size: 2,096.34 Sq. Ft.

Property Taxes (2025): \$5,753

HOA: \$307.31/Annually. . . Amenities w/HOA, Recreation Facility

Flooring: Carpet, Hardwood, Tile

Cooling: Central Air Conditioning

Heating: Forced Air, Natural Gas

Fireplaces: 2/Family Room, Gas, Recreation Room

Kitchen: The kitchen features granite countertops, stainless steel appliances, island with raised eating bar, a corner pantry, and rich maple cabinetry with under-cabinet lighting.

Laundry: Main Level

Parking: Double Garage Attached

Lot Features: Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Underground Sprinklers, Views.

Goods Included: Hoodfan, Vacuum System, Garage Opener with Remote Controls, Alarm Equipment (no contract) Shed, Hot Tub, Central Air Conditioner, Dishwasher, Dryer, Garburator, Refrigerator, Stove(s), Washer, Window Coverings.

Goods Excluded: Wall-mounted tv's, garage heater.



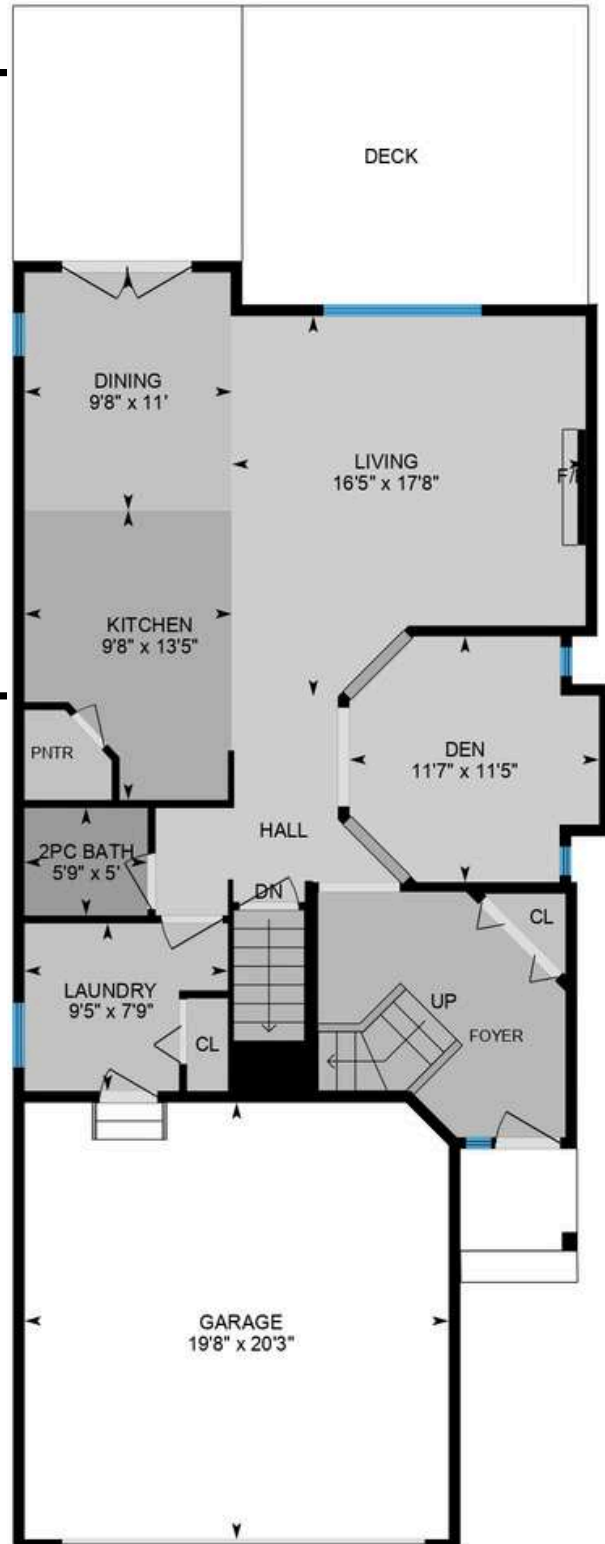
THE FLOOR PLAN

MAIN FLOOR:

EXTERIOR AREA:
1030.30 SQ. FT.

INTERIOR AREA:
955.95 SQ. FT.

EXCLUDED AREA:
429.00 SQ. FT.



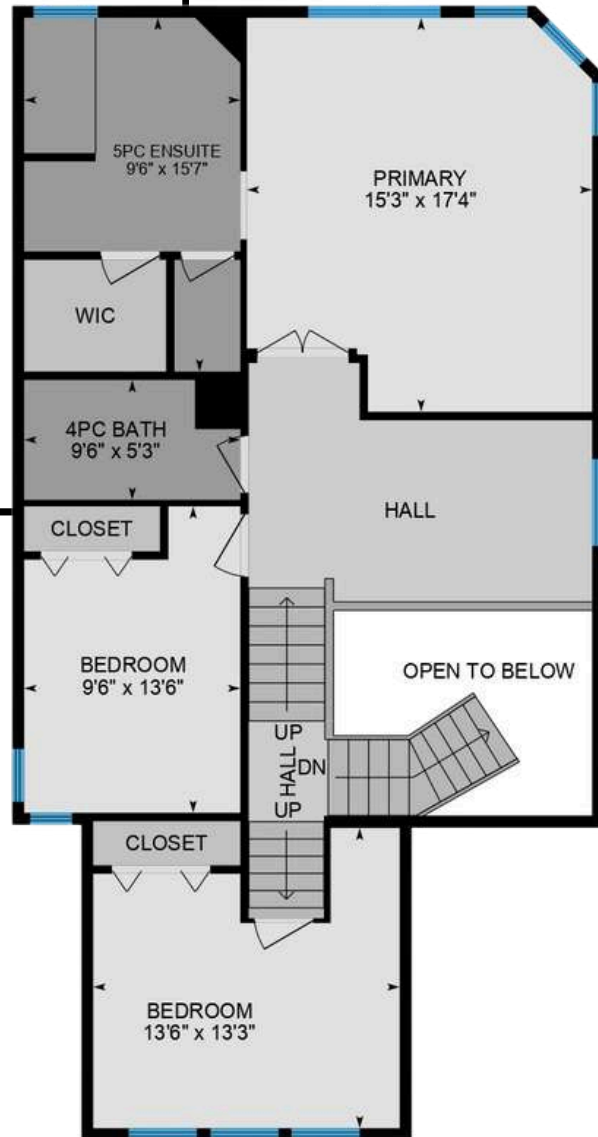
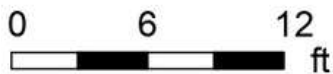
THE FLOOR PLAN

SECOND FLOOR:

EXTERIOR AREA:
1066.04 SQ. FT.

INTERIOR AREA:
985.72 SQ. FT.

EXCLUDED AREA:
75.74 SQ. FT.

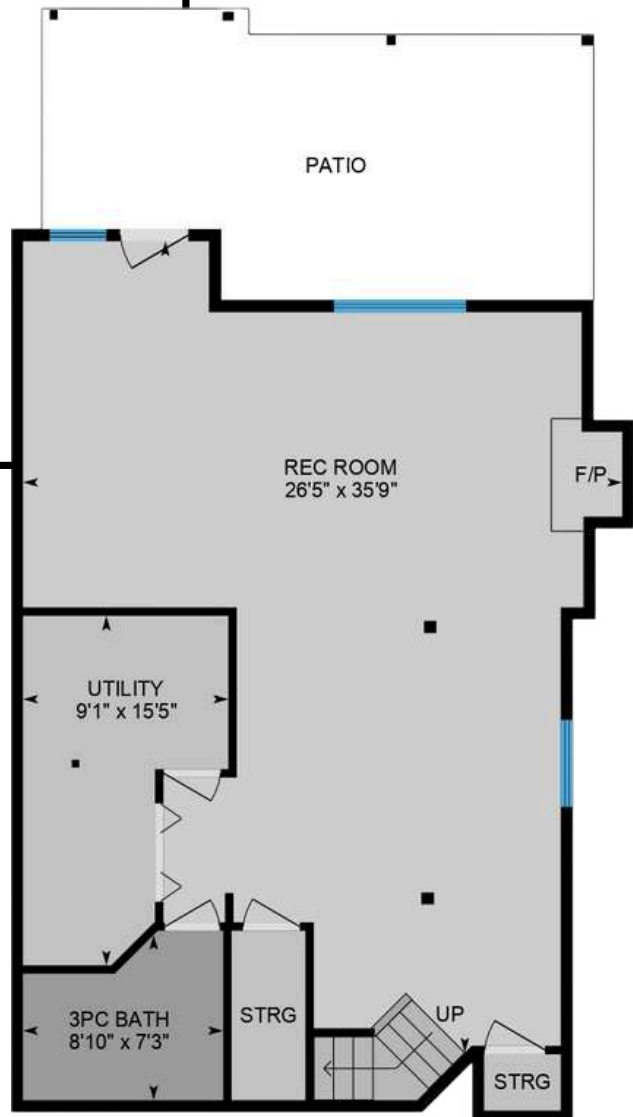


THE FLOOR PLAN

BASEMENT (BELOW GRADE):

**EXTERIOR AREA:
937.25 SQ. FT.**

**INTERIOR AREA:
864.14 SQ. FT.**



ROOM DIMENSIONS

Main Building

MAIN FLOOR

2pc Bath: 5'9" x 5'
Den: 11'7" x 11'5"
Dining: 9'8" x 11'
Foyer: 11'6" x 11'4"
Garage: 19'8" x 20'3"
Kitchen: 9'8" x 13'5"
Laundry: 9'5" x 7'9"
Living: 16'5" x 17'8"

2ND FLOOR

4pc Bath: 9'6" x 5'3"
5pc Ensuite: 9'6" x 15'7"
Bedroom: 13'6" x 13'3"
Bedroom: 9'6" x 13'6"
Primary: 15'3" x 17'4"

BASEMENT

3pc Bath: 8'10" x 7'3"
Rec Room: 26'5" x 35'9"
Utility: 9'1" x 15'5"

Main Building

MAIN FLOOR

Interior Area: 955.95 sq ft
Excluded Area: 429.00 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1030.30 sq ft

2ND FLOOR

Interior Area: 985.72 sq ft
Excluded Area: 75.74 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1066.04 sq ft

BASEMENT (Below Grade)

Interior Area: 864.14 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 937.25 sq ft
Finished Area: 805.58 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1941.67 sq ft
Excluded Area: 504.74 sq ft
Exterior Area: 2096.34 sq ft

Total Area (Above & Below Grade), Main Building

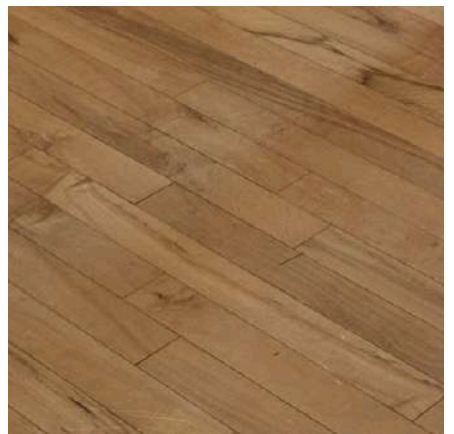
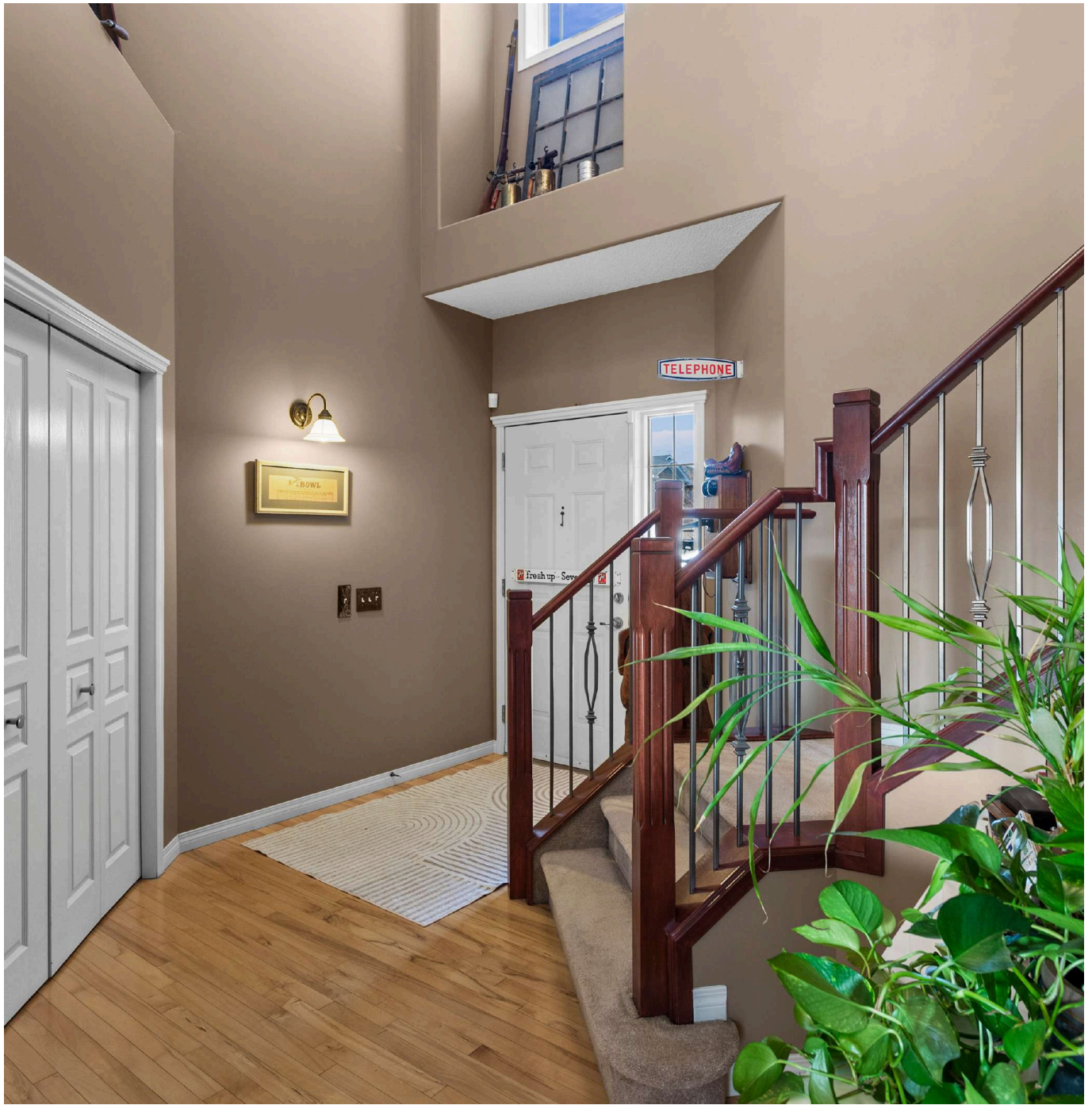
Interior Area: 2805.82 sq ft
Finished Area (Below Grade): 805.58 sq ft

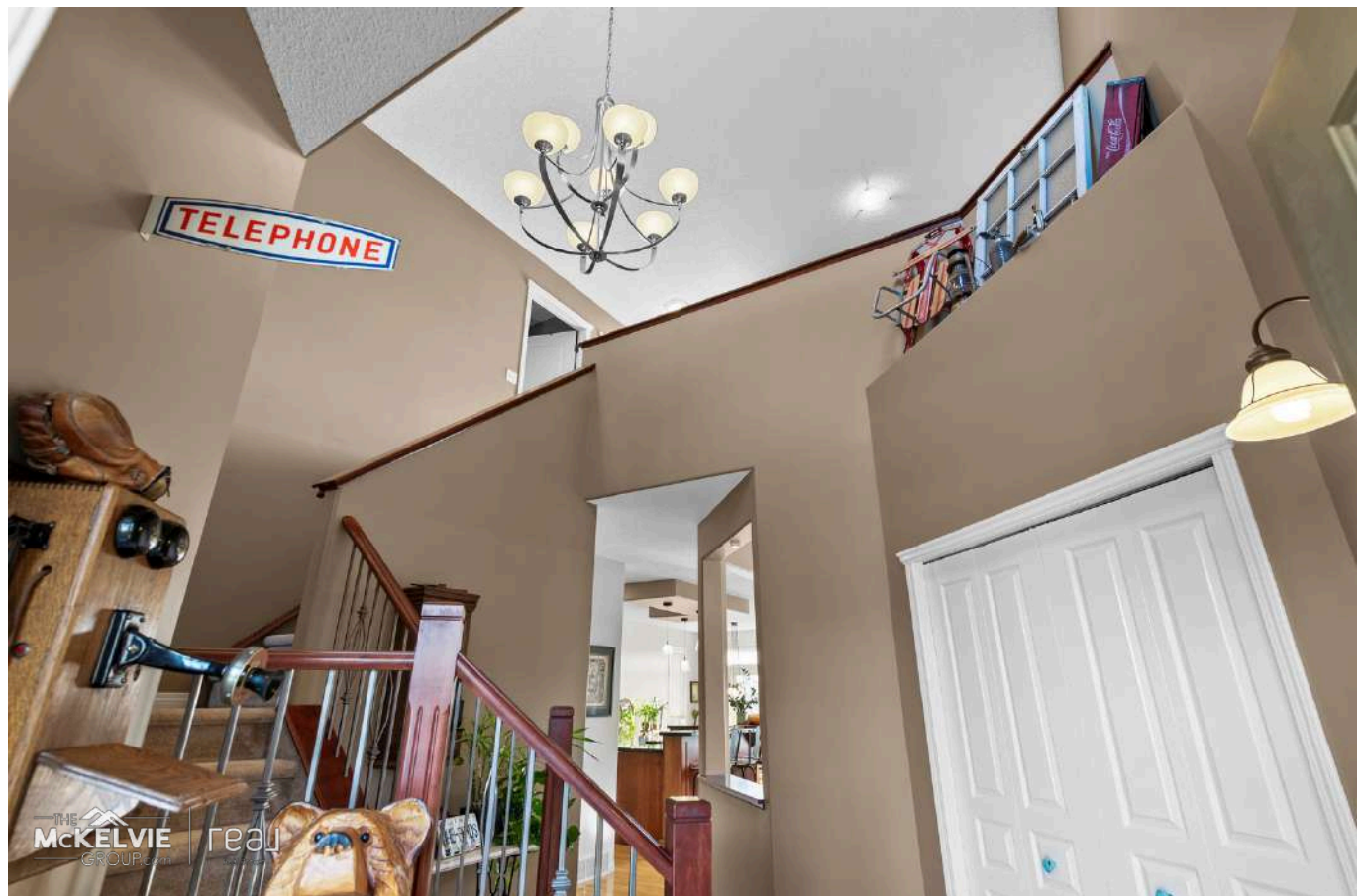
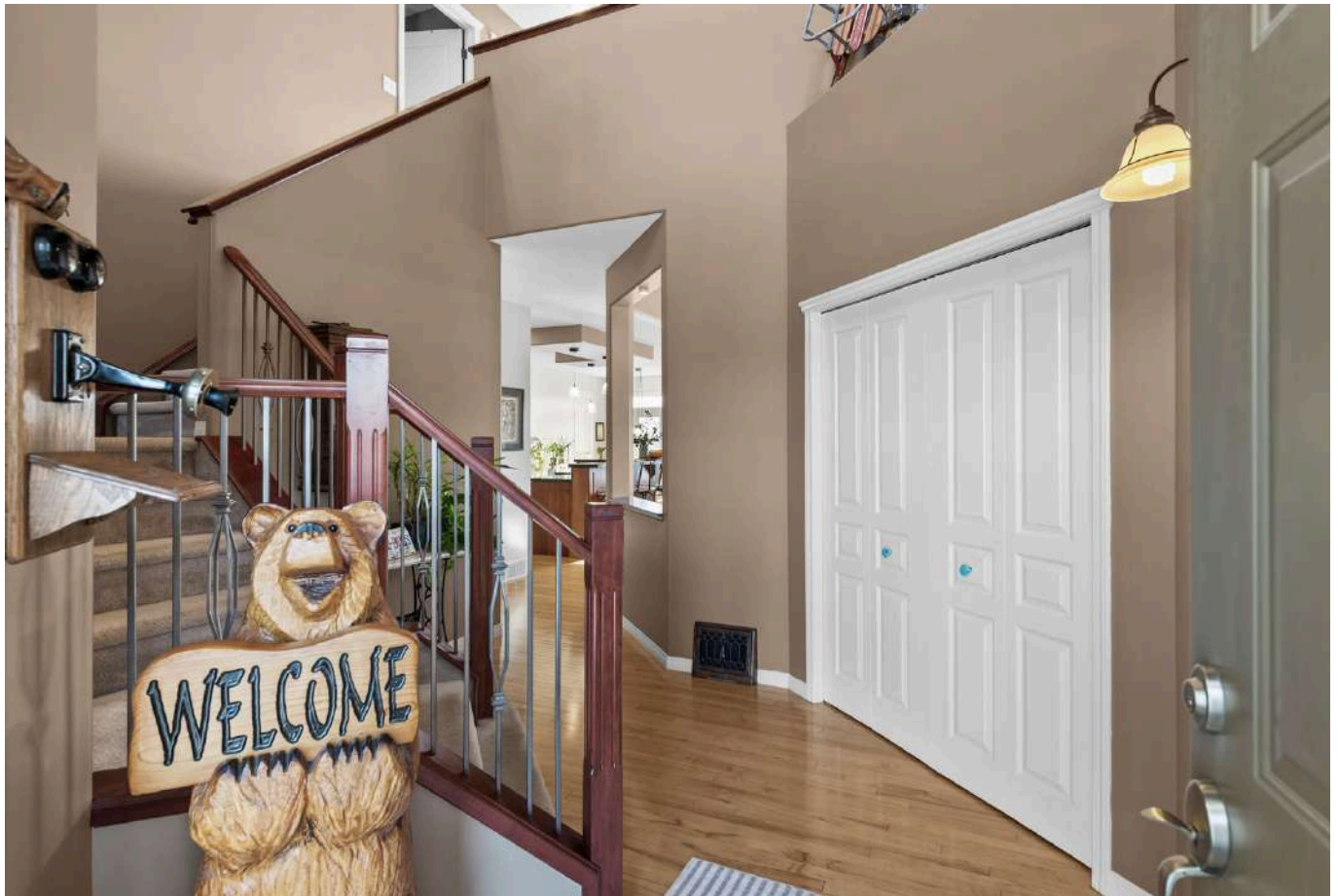
Room Measurements

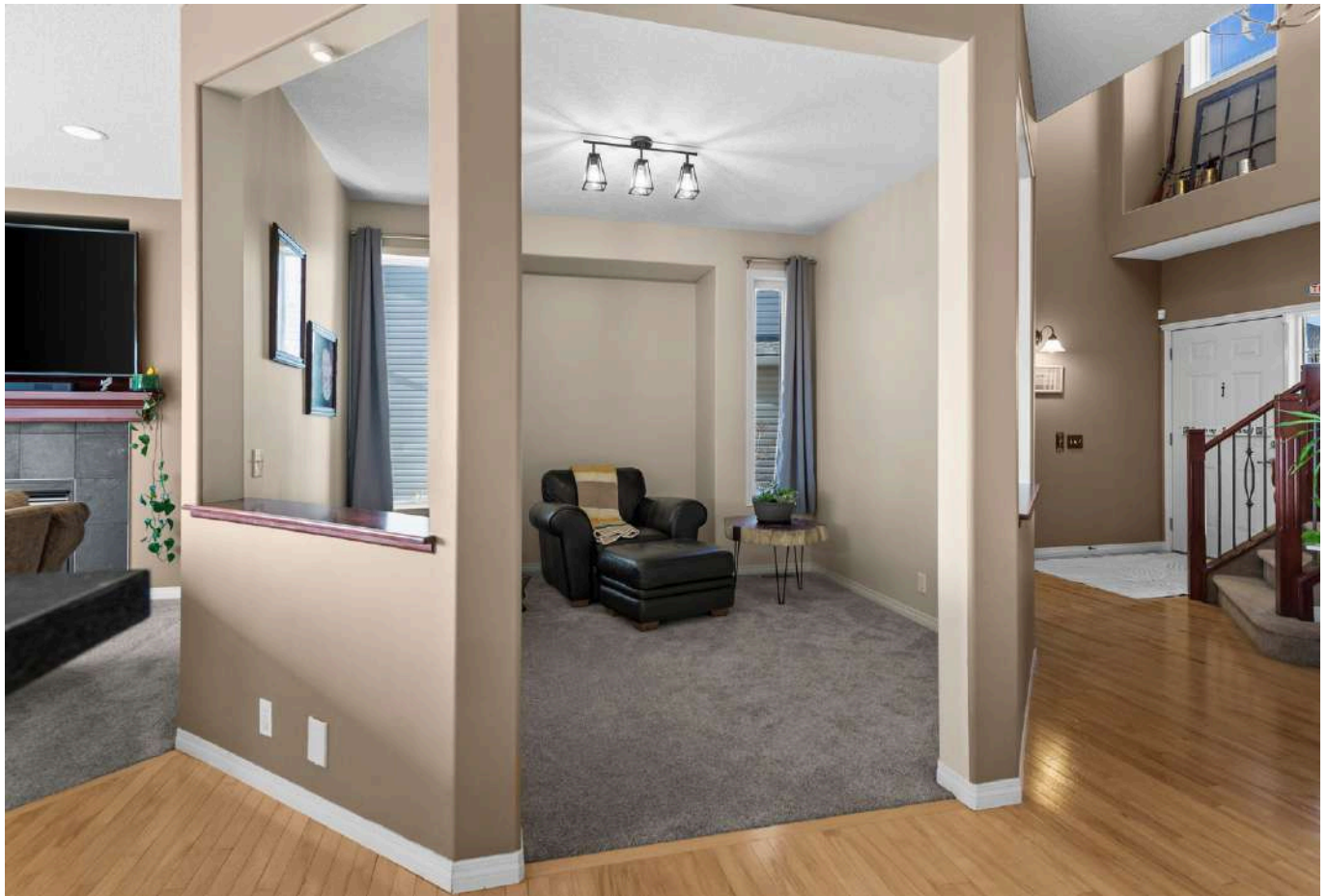
Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

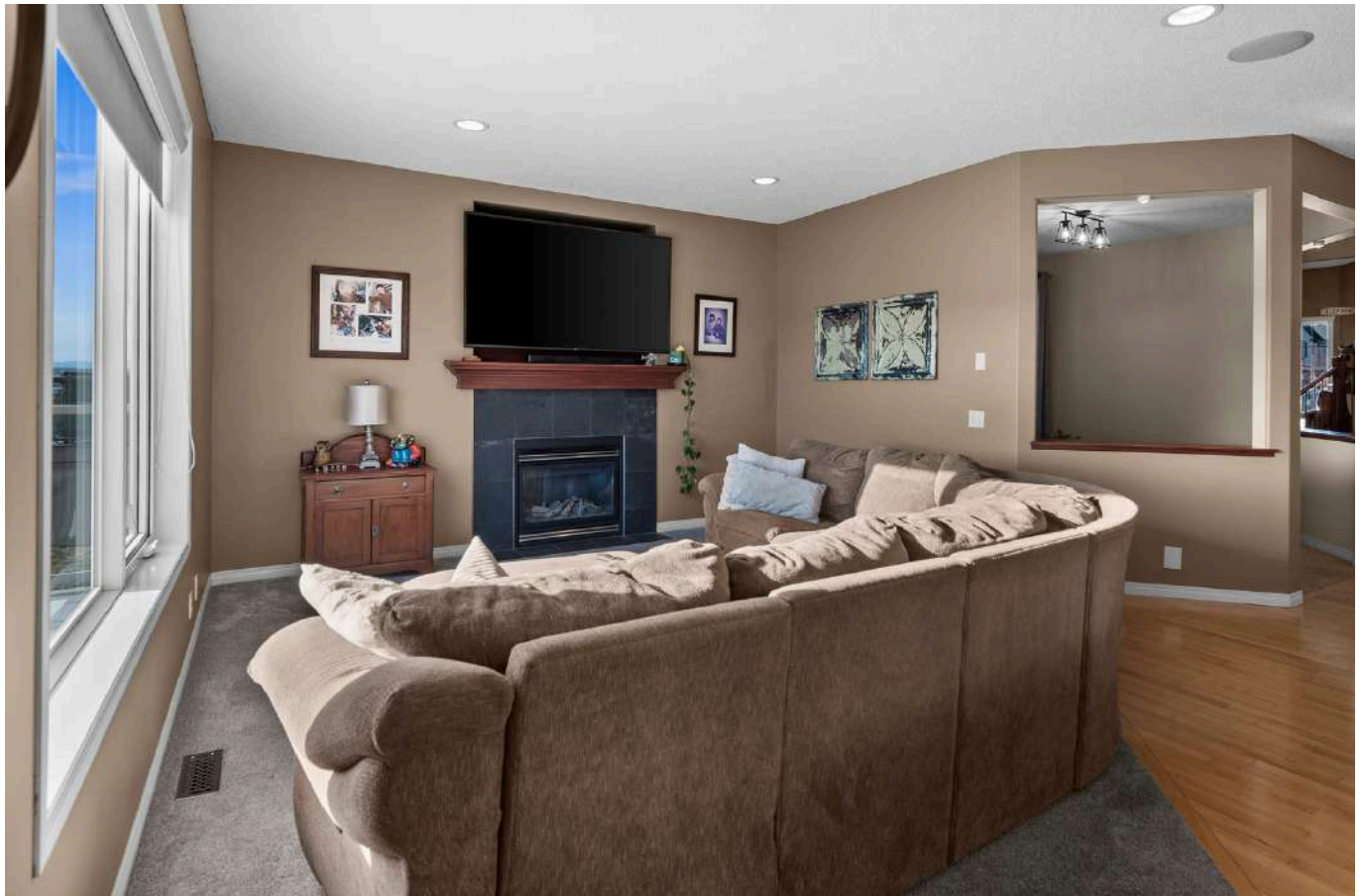
Floor Area Information

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.

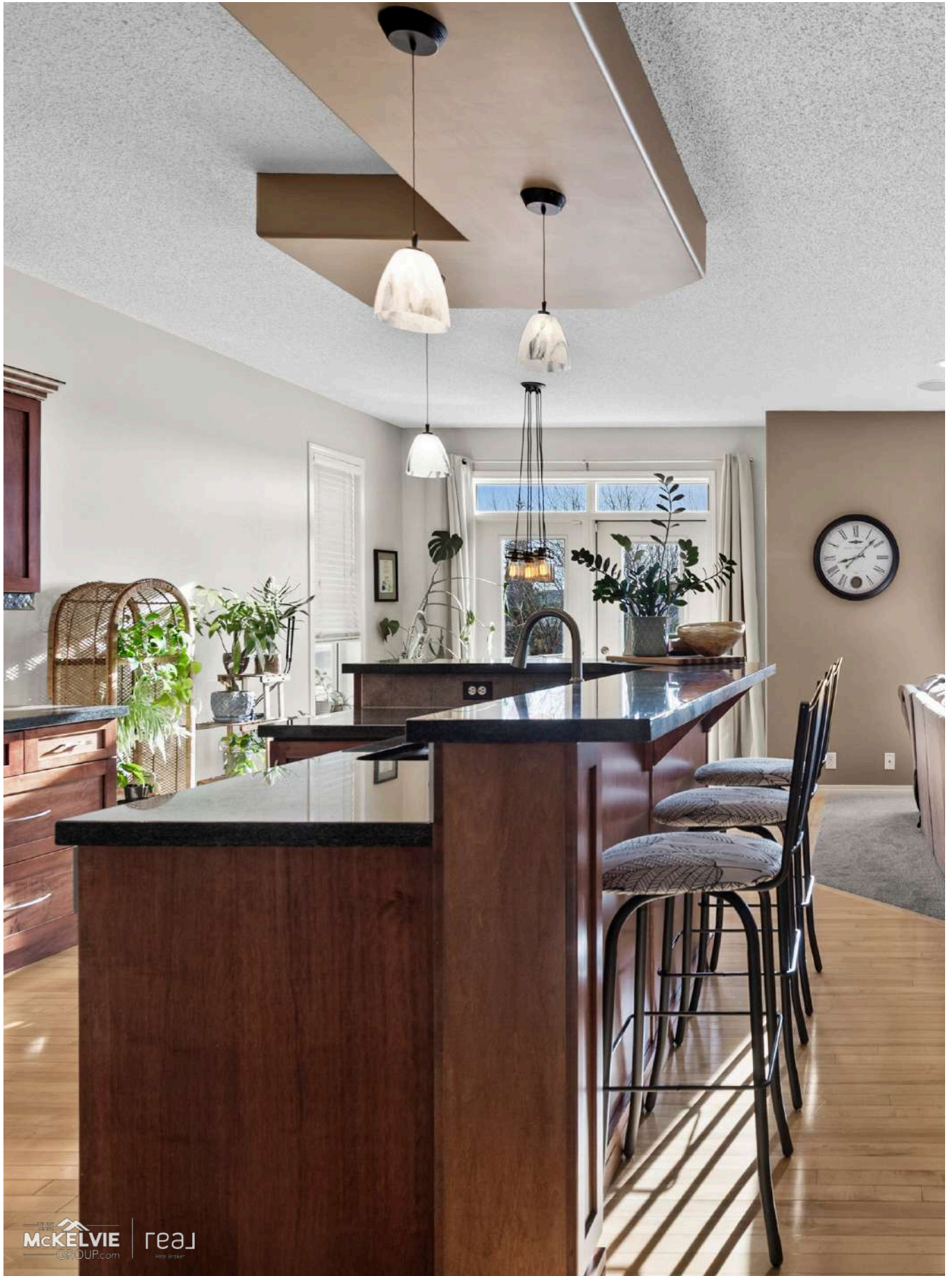


















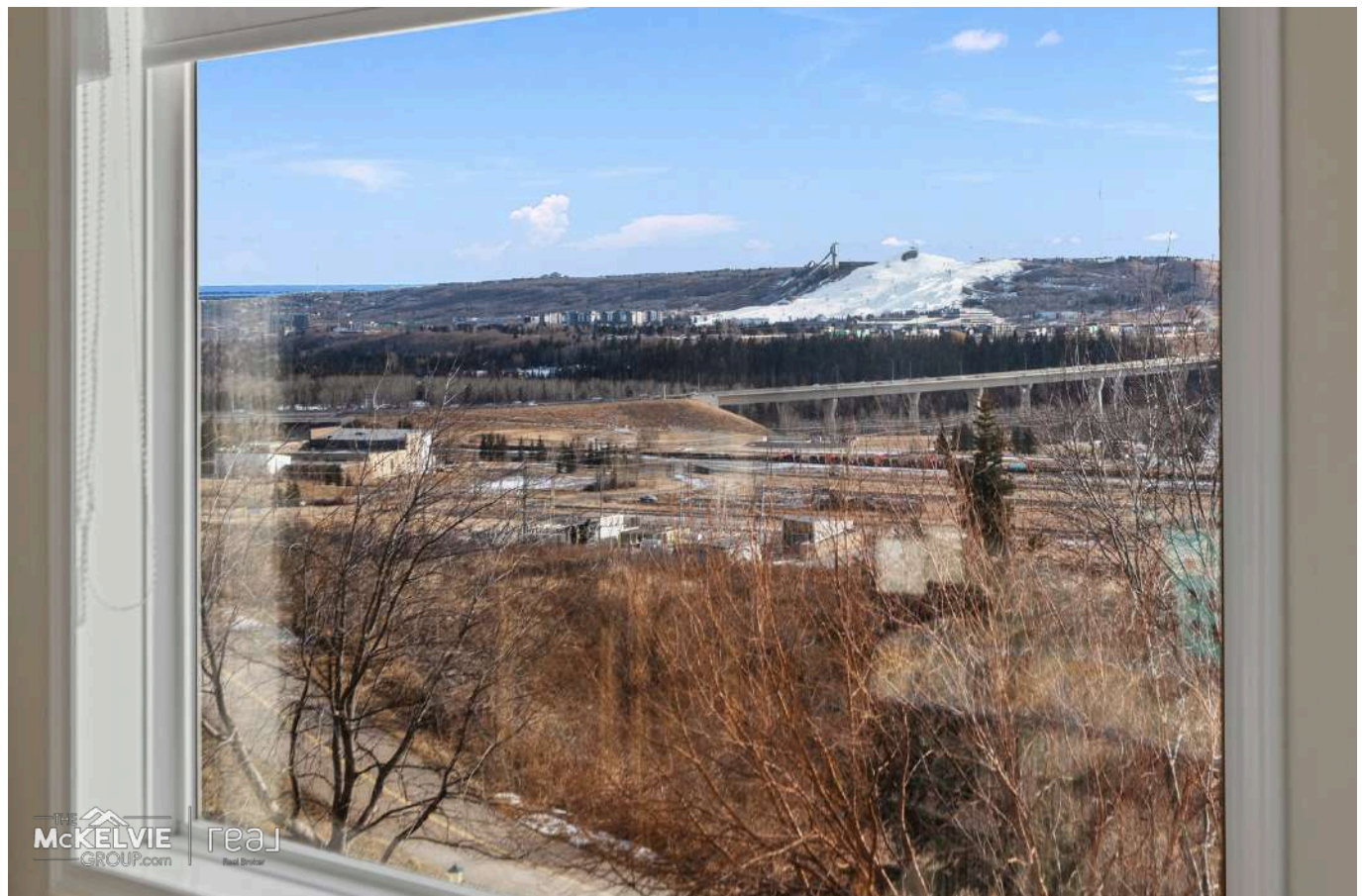




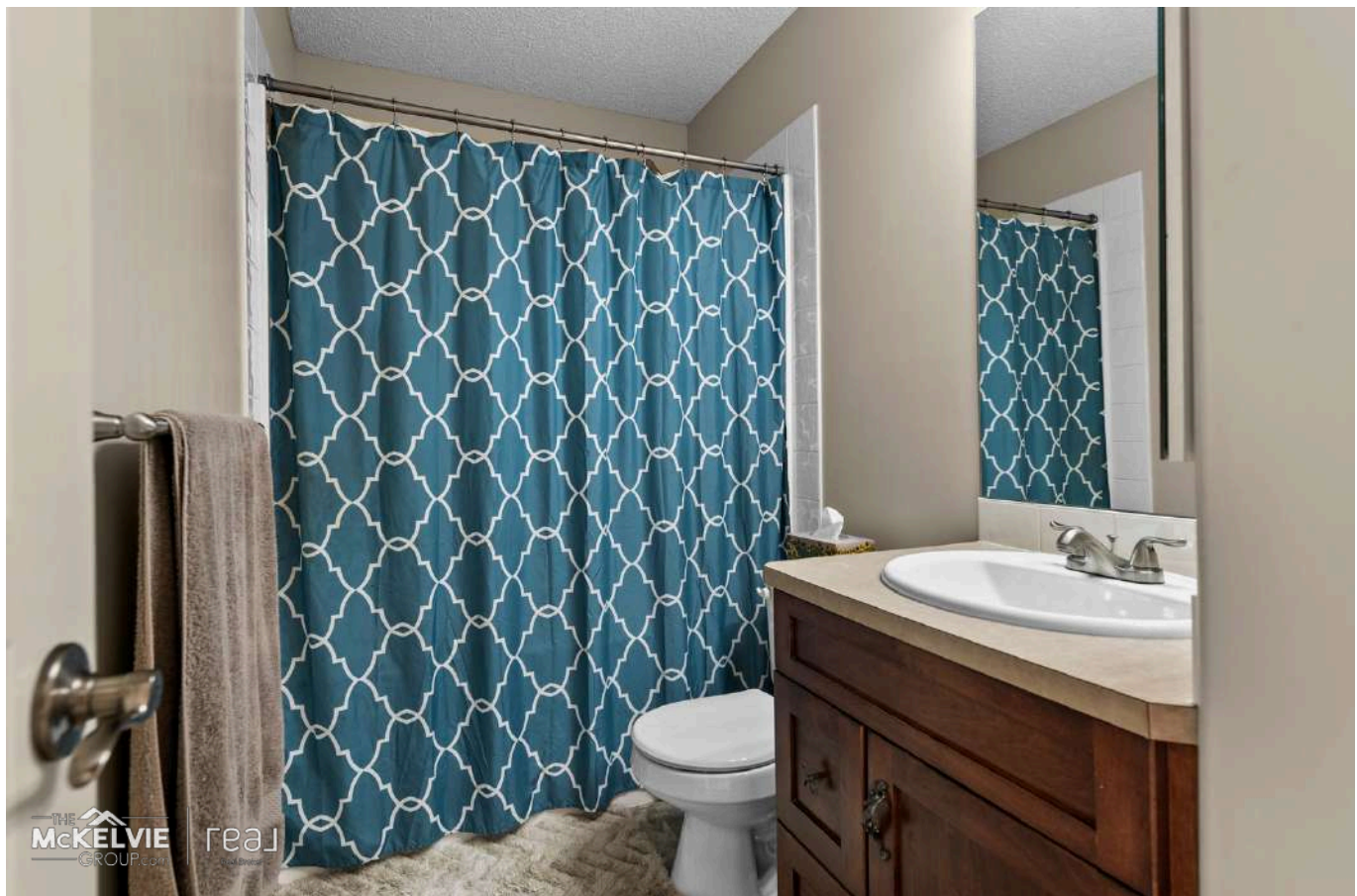


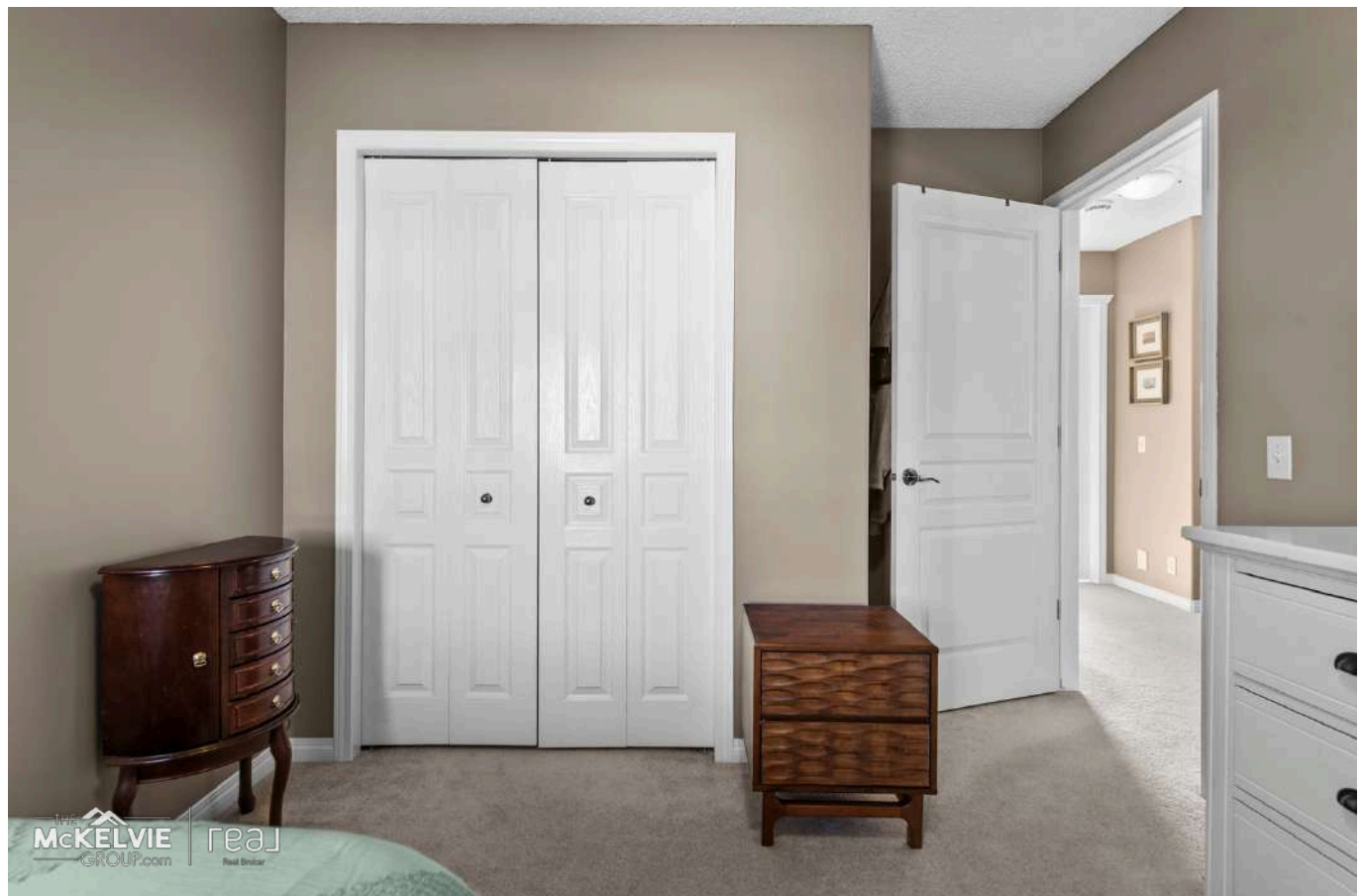








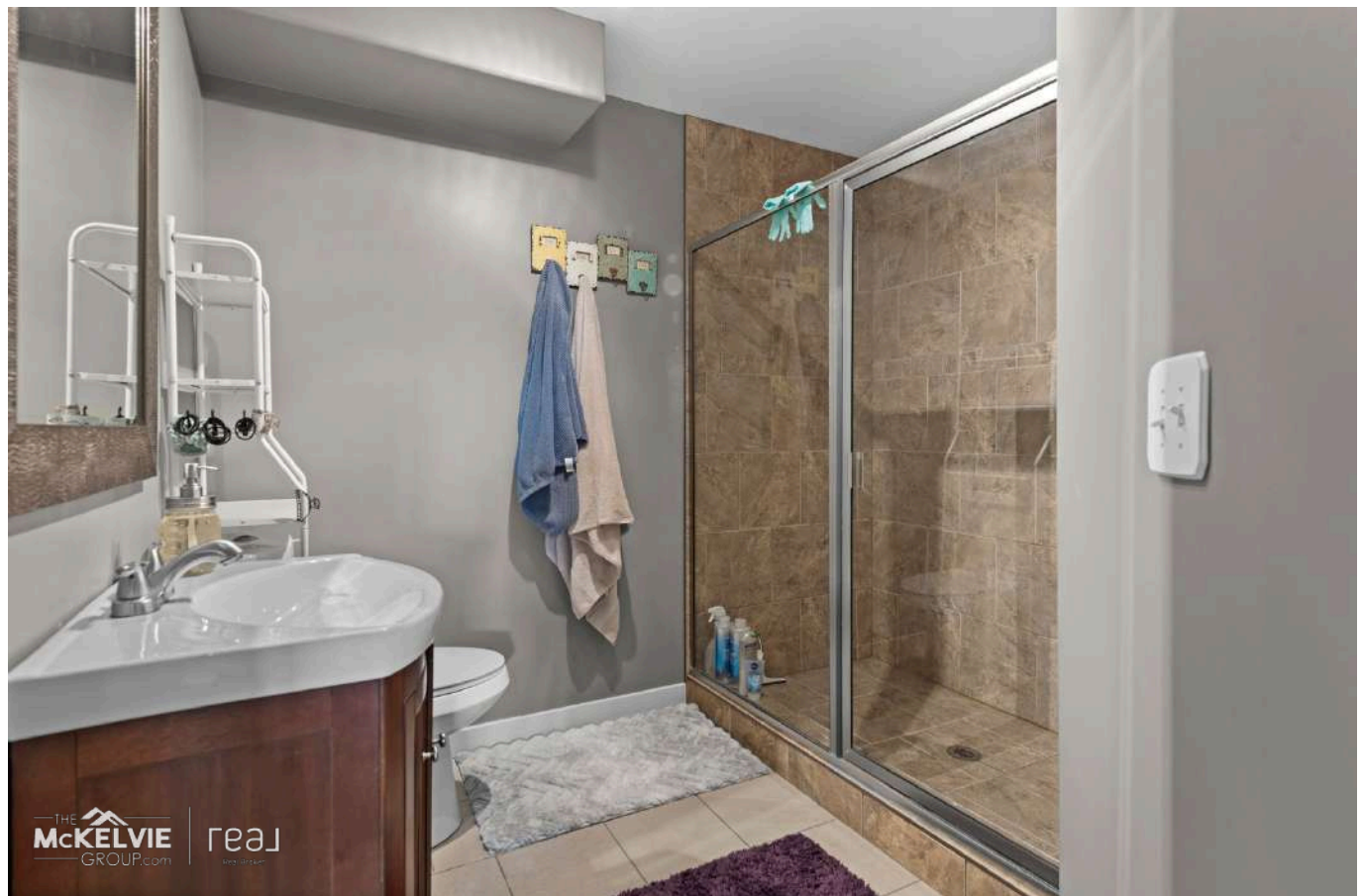


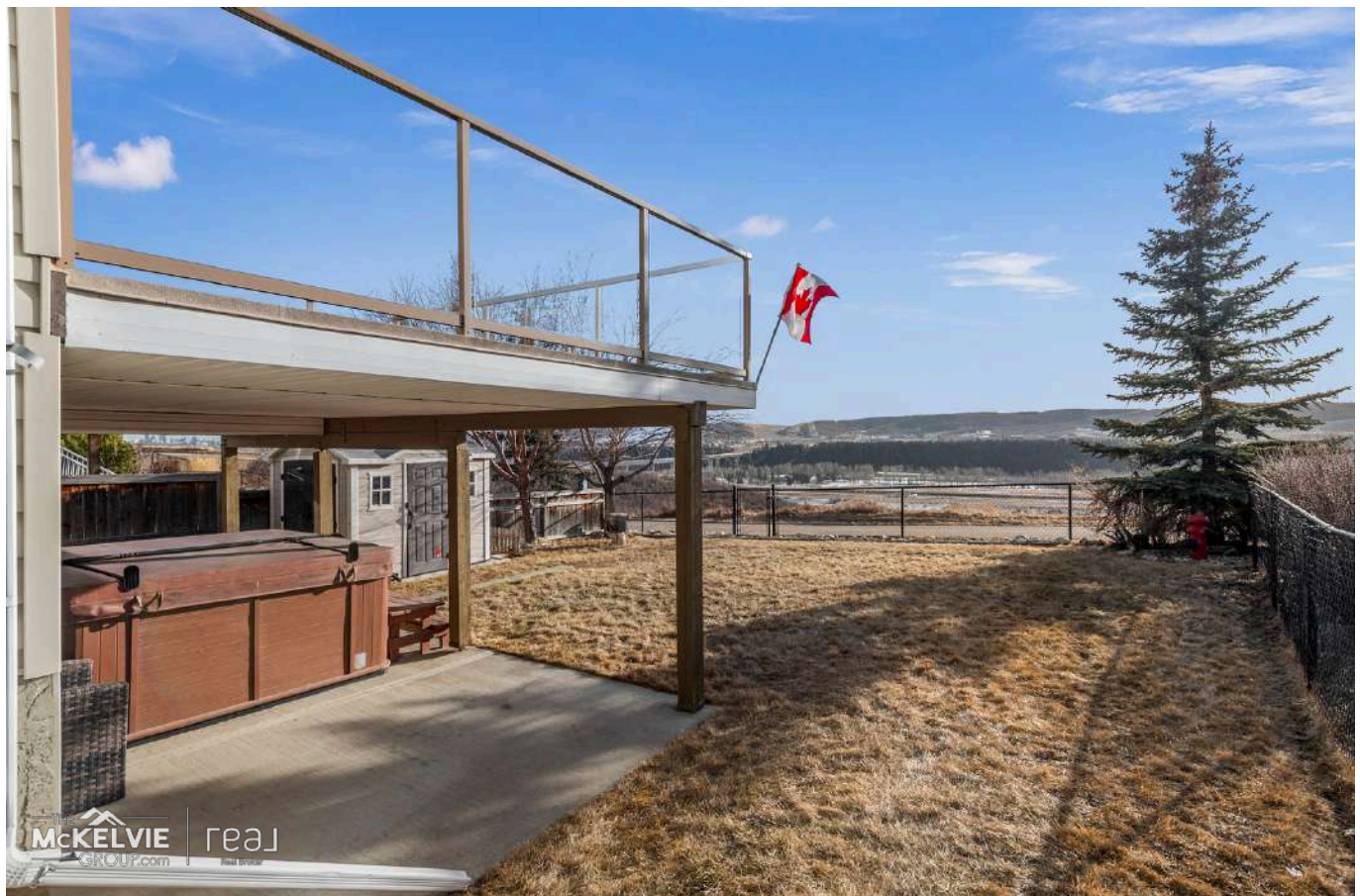










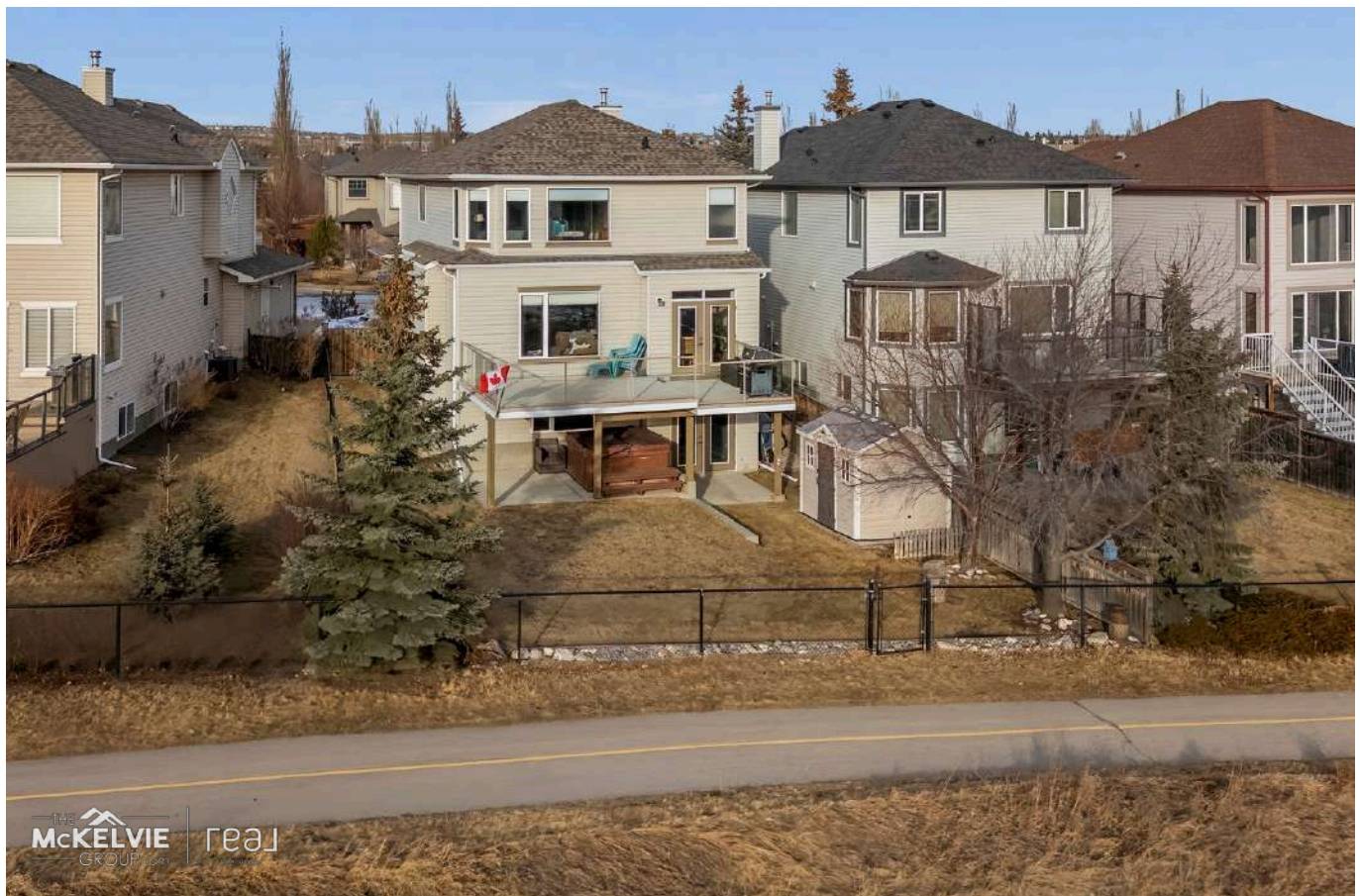






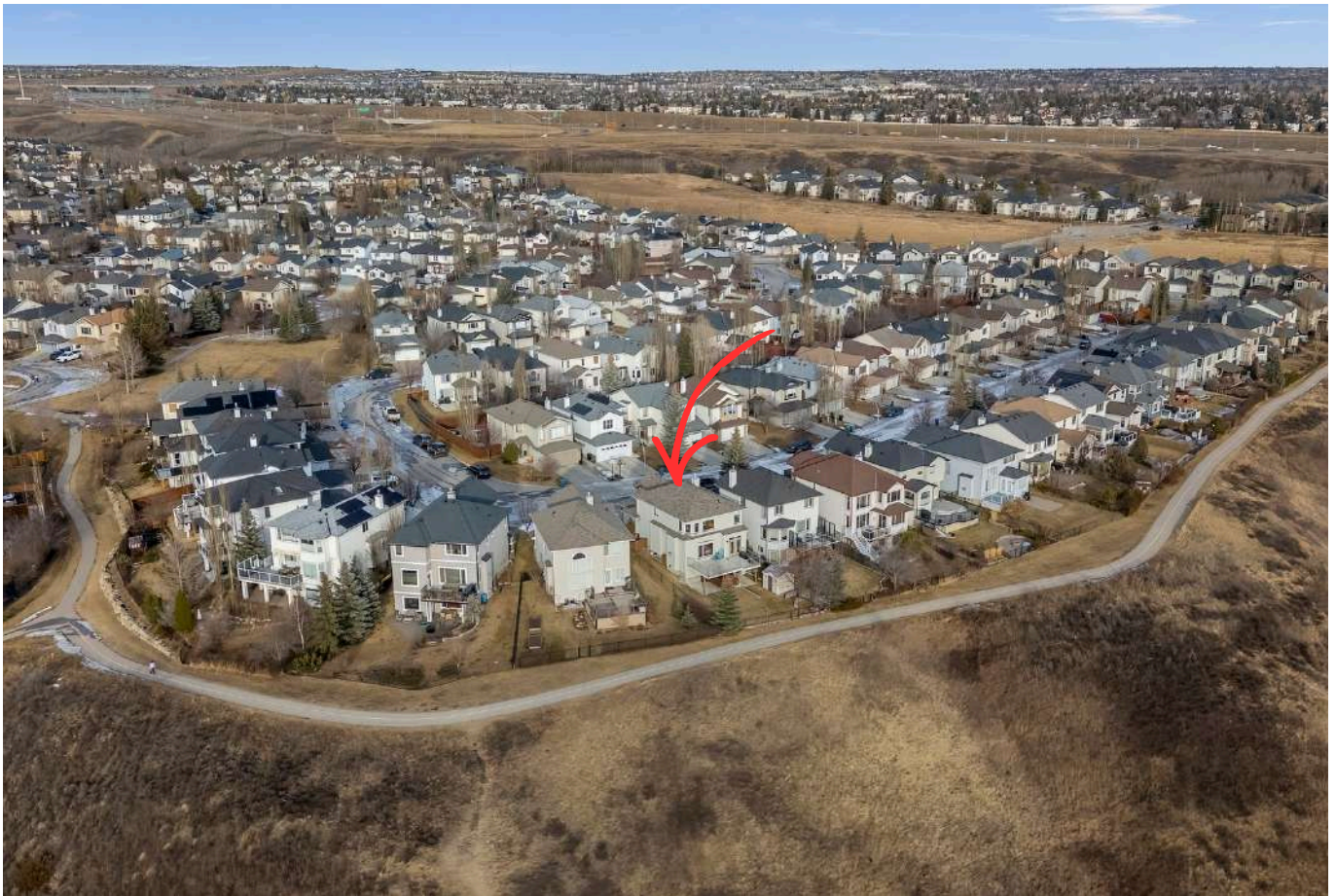






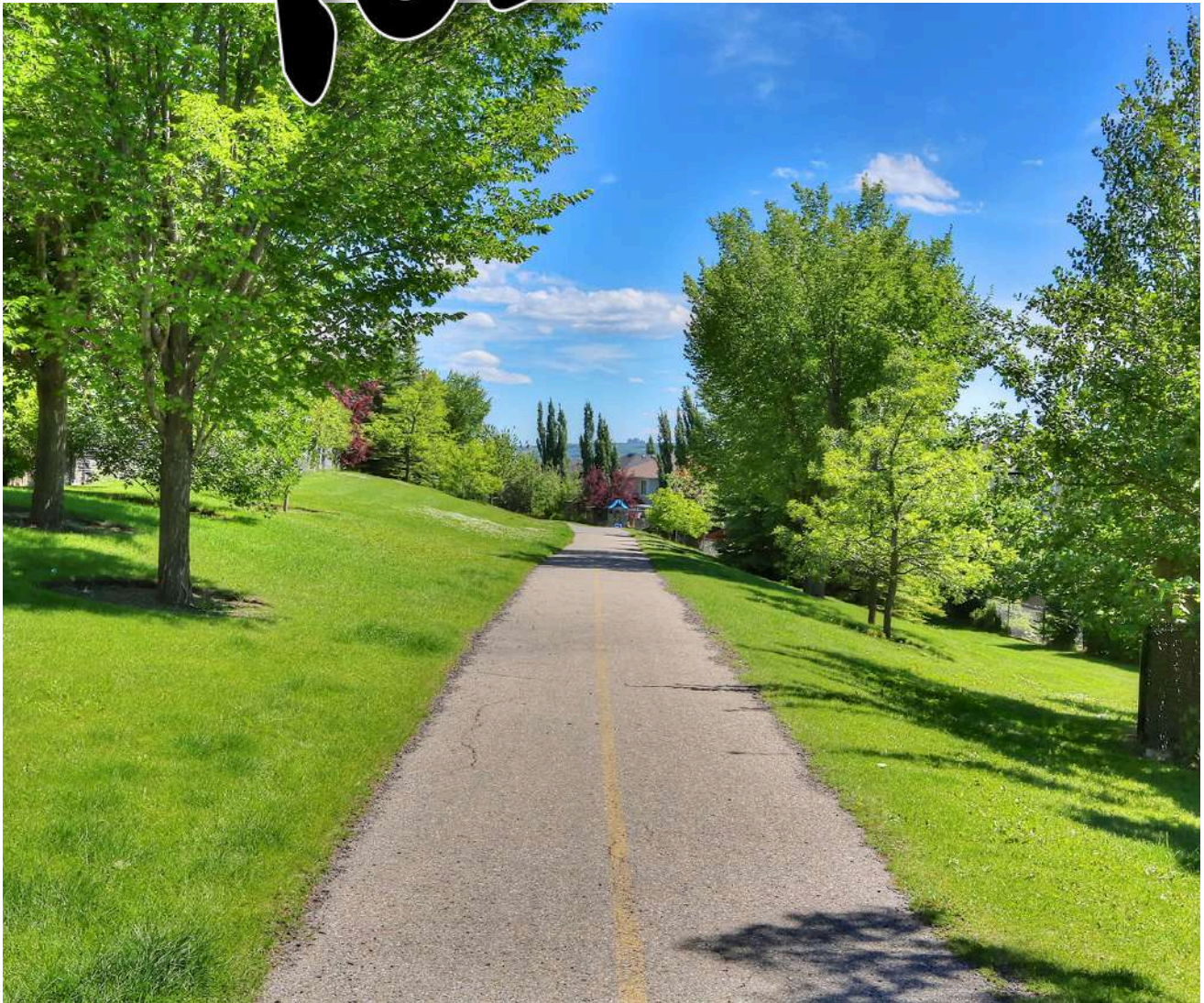






WELCOME TO

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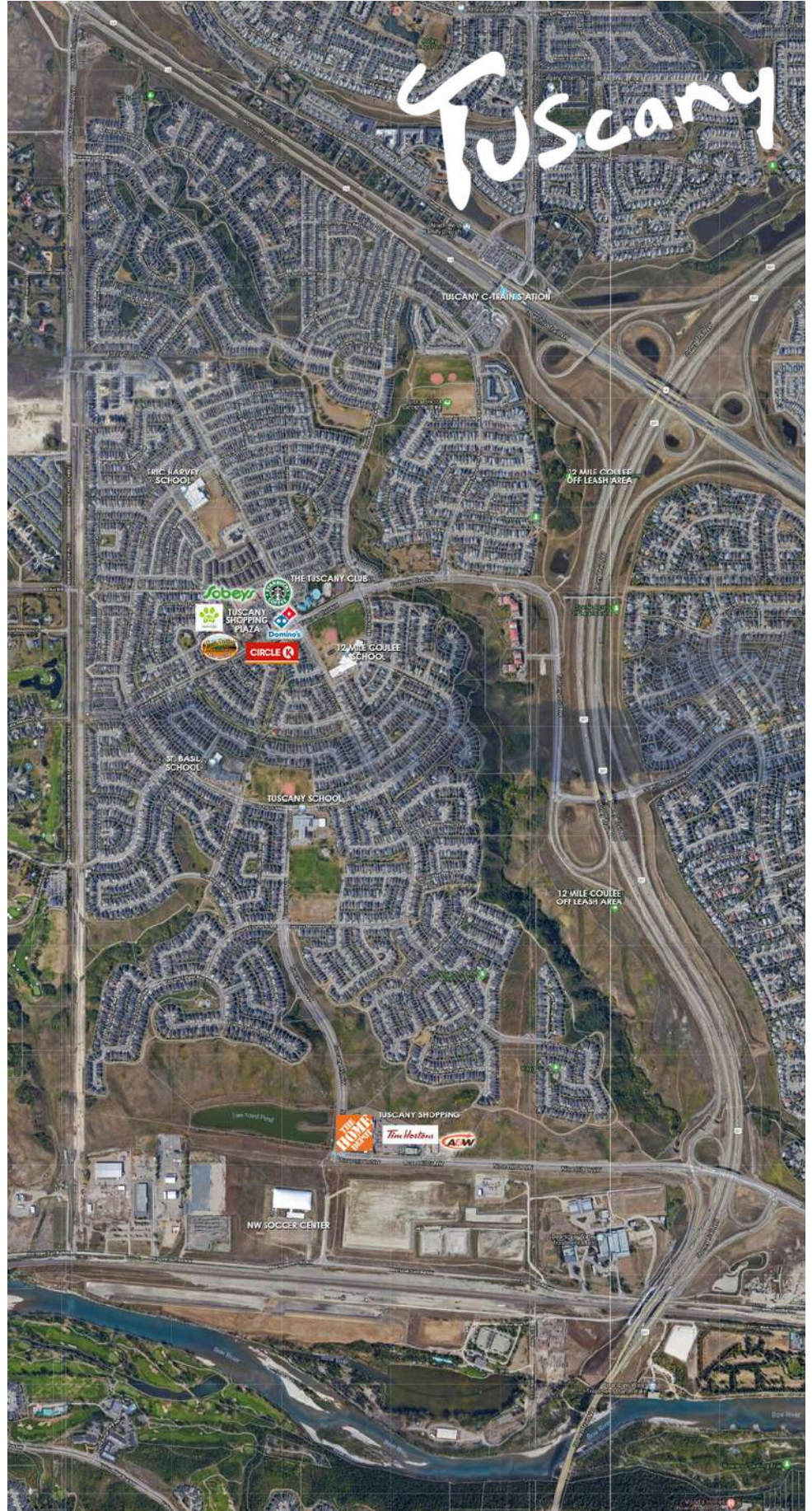
THE COMMUNITY

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, Ace 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

Co-op grocery store and gas station, liquor store, vets, dental, and more.

Royal Oak Estates Plaza

Cafe Fresco, restaurants, daycare, liquor store, pharmacy, and more.

Royal Oak Shopping Centre

Great amenities, including Walmart, London Drugs, numerous restaurants, Sobeys, liquor store, pet store, medical offices and more.

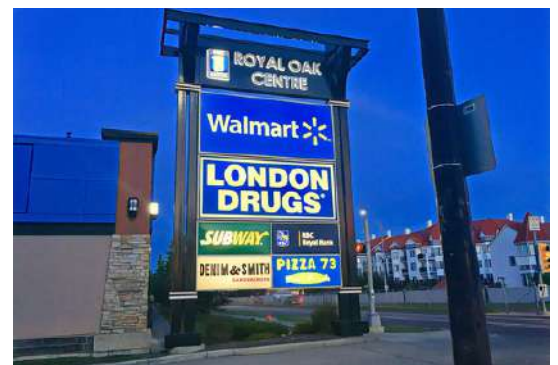
Crowfoot Square

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

Tuscany

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 - 40 Tuscany Springs Way NW

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

CROWFOOT LIBRARY

8665 Nose Hill Drive NW Calgary AB T3G 5T3

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 & AMMENITIES

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)

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/>

TUSCANY CHIROPRACTIC & MASSAGE

11300 Tuscany Blvd NW

403-547-6001

[https://www.tuscanychiro.com/home.h
tml](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>



TUSCANY

