

# 290 TUSCANY RIDGE PARK NW



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CALGARY & AREA | REAL ESTATE

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# 290 TUSCANY RIDGE PARK NW

Tucked at the end of a quiet cul-de-sac in one of Tuscany's most sought-after pockets, this is the kind of street that quietly checks every box for family life. Backing directly onto greenspace and a walking path, the lifestyle here is built into the location - step through the back gate and the path connects you on foot to both St. Basil and Tuscany School, with the Tuscany Market and Tuscany Club equally close. The neighbours are wonderful, the street is full of families, and that sense of community is something you feel the moment you arrive. Inside, the vaulted foyer sets a welcoming tone, leading into a home where the layout has been thoughtfully designed for real family life. Slate and hardwood flooring carry through the main floor, and a generous vaulted room at the front - currently formal dining - offers flexibility as your needs evolve. A separate den with built-ins provides a quiet retreat for work or study. The back of the home is where things open up beautifully. An almost entirely windowed rear wall floods the family room, dining nook, and kitchen with natural light, while garden doors lead to the upper deck - where winter reveals mountain and Canada Olympic Park views, and summer delivers those same COP views framed by the privacy of mature trees. Plantation shutters add a charming, tailored touch throughout. The kitchen centres around cherry cabinetry, a tiered island, and serious cooking credentials: a Viking gas range, newer oversized KitchenAid refrigerator (custom cabinet panels, on order, will match the cabinetry colour), KitchenAid oven, and newer microwave. A pantry with pass-through access to the dining room keeps everything connected and functional. Upstairs, the primary bedroom is genuinely spacious, with views that make mornings worth lingering in. The ensuite features a 6-foot clawfoot bathtub and separate shower, with a roomy walk-in closet rounding out the retreat. Two additional bedrooms complete the upper level. The walkout basement has been set up for life's best moments - a large family room ready for movie nights (the wall-mounted TV is included), with room to add a pool table or exercise area. A fourth bedroom with access to a full bathroom and a well-sized laundry room complete the lower level. Step outside to a backyard that earns its keep in every season: an extensive patio, established perennial gardens, and the kind of summer privacy - thanks to mature trees and privacy panels - that makes the yard feel like your own retreat. And when it's time to head out, the back gate puts the path, the parks, and the schools right at your doorstep.

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# PROPERTY DETAILS

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**Offered At:** \$999,900

**Possession:** 90 days, negotiable

**Size:** 2,171.51 Sq. Ft.

**Property Taxes (2025):** \$6,096

**HOA:** \$307.00/Annually . . . Amenities w/HOA, Recreation Facility

**Flooring:** Carpet, Hardwood, Slate

**Cooling:** Central Air Conditioning

**Heating:** Forced Air, Natural Gas

**Fireplaces:** 1/Gas - Family Room

**Kitchen:** The kitchen features cherry cabinetry, a tiered island, and serious cooking credentials: a Viking gas range, newer oversized KitchenAid refrigerator (custom cabinet panels, on order, will match the cabinetry colour), KitchenAid oven, and newer microwave. A pantry with pass-through access to the dining room.

**Laundry:** In Basement

**Parking:** Double Attached Garage

**Goods Included:** Wall Mounted TV (2) , Garage Shelving, Hanging Garden Chairs (2), Central Air Conditioners (2), Central Air Conditioner, Dryer, Gas Stove, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings.

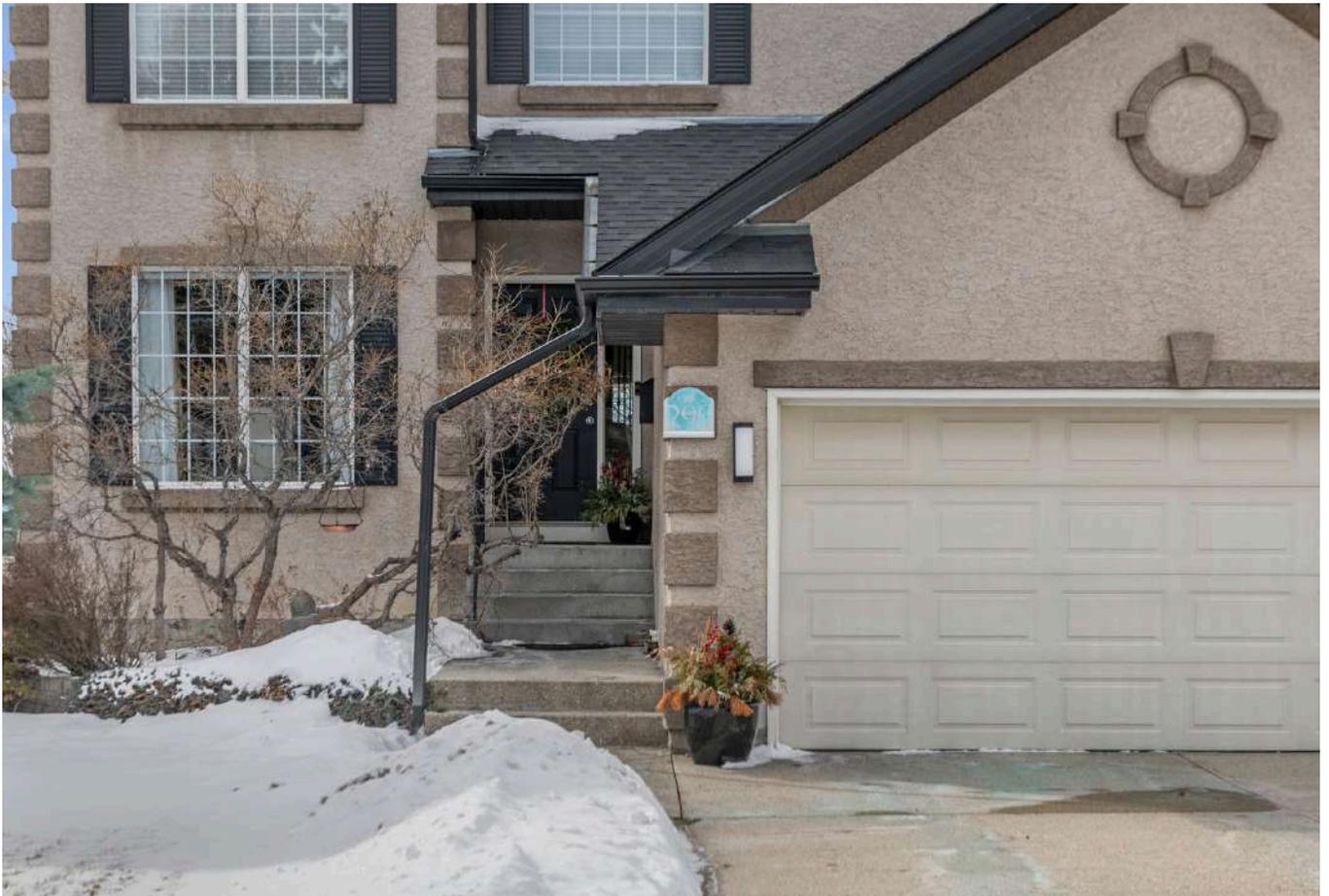
**Goods Excluded:** Dining Room Drapes, "Hands & Baby" Garden Statue, Gargoyle and Stand in backyard.

**Lot Features:** Backs on to Park/Green Space & walking path, Cul-De-Sac, Landscaped, Private, mountain and Canada Olympic Park views.

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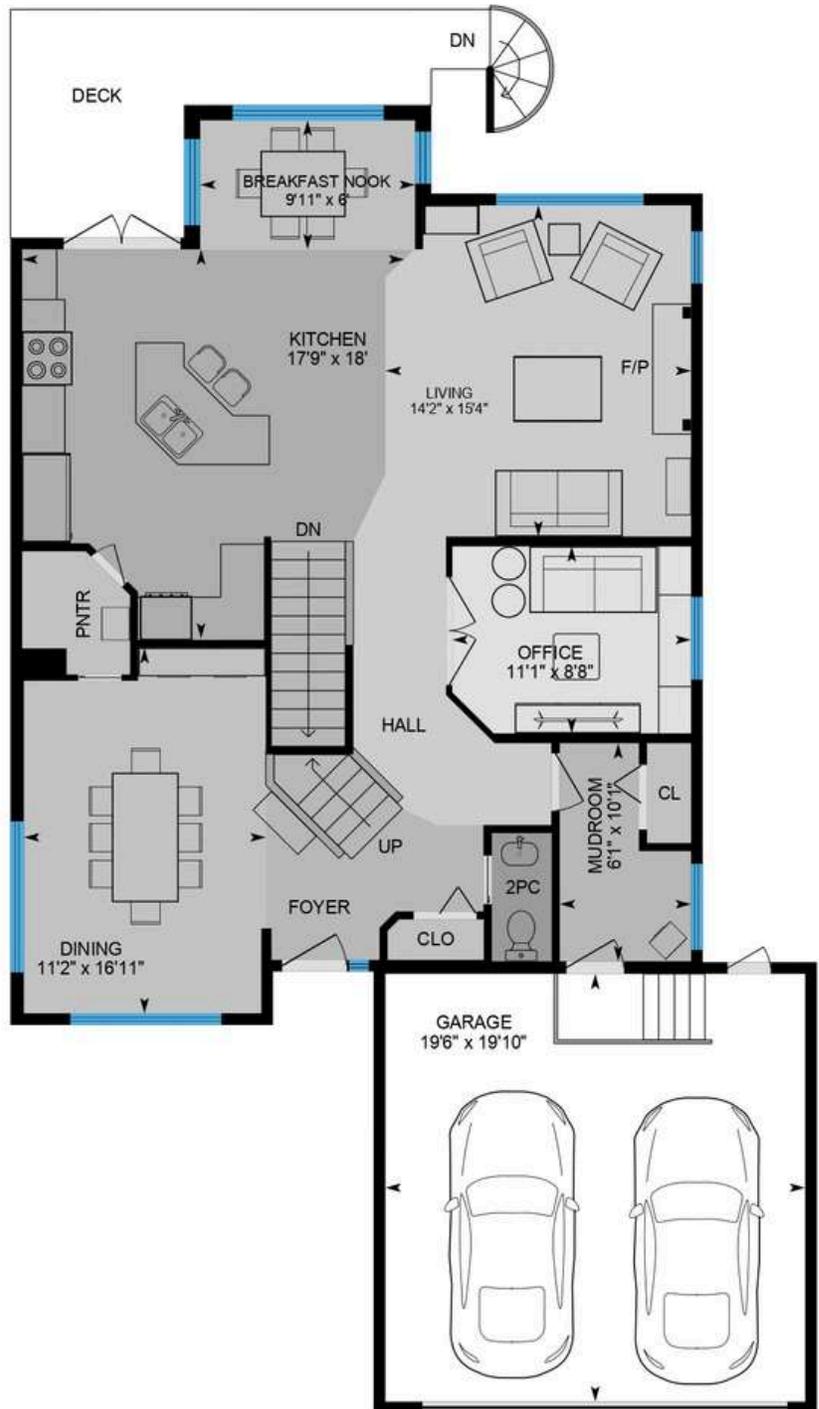
# THE FLOOR PLAN

## MAIN FLOOR:

EXTERIOR AREA:  
1214.12 SQ. FT.

INTERIOR AREA:  
1133.62 SQ. FT.

EXCLUDED AREA:  
421.72 SQ. FT.



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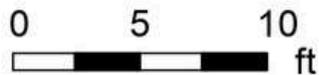
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# THE FLOOR PLAN

## SECOND FLOOR:

EXTERIOR AREA:  
957.39 SQ. FT.

INTERIOR AREA:  
868.80 SQ. FT.



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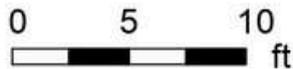
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# THE FLOOR PLAN

## BASEMENT (BELOW GRADE):

EXTERIOR AREA:  
1156.90 SQ. FT.

INTERIOR AREA:  
1077.89 SQ. FT.



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# ROOM DIMENSIONS

## Main Building

### MAIN FLOOR

2pc: 2'9" x 5'11"  
Breakfast Nook: 9'11" x 6'  
Dining: 11'2" x 16'11"  
Garage: 19'6" x 19'10"  
Kitchen: 17'9" x 18'  
Living: 14'2" x 15'4"  
Mudroom: 6'1" x 10'1"  
Office: 11'1" x 8'8"

### 2ND FLOOR

4pc Bath: 7'4" x 5'  
4pc Ensuite: 10' x 14'3"  
Bedroom: 11'3" x 12'3"  
Bedroom: 11'1" x 12'3"  
Primary: 14'1" x 17'  
Wic: 7'11" x 8'

### BASEMENT

4pc Bath: 11'1" x 4'11"  
Bedroom: 10'11" x 13'6"  
Flex Room: 11'9" x 15'  
Laundry: 10'7" x 12'1"  
Rec Room: 18'2" x 19'1"  
Utility: 9'3" x 9'11"

## Main Building

### MAIN FLOOR

Interior Area: 1133.62 sq ft  
Excluded Area: 421.72 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 1214.12 sq ft

### 2ND FLOOR

Interior Area: 868.80 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 957.39 sq ft

### BASEMENT (Below Grade)

Interior Area: 1077.89 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 1156.90 sq ft  
Finished Area: 1009.03 sq ft

## Total Above Grade Floor Area, Main Building

Interior Area: 2002.42 sq ft  
Excluded Area: 421.72 sq ft  
Exterior Area: 2171.52 sq ft

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

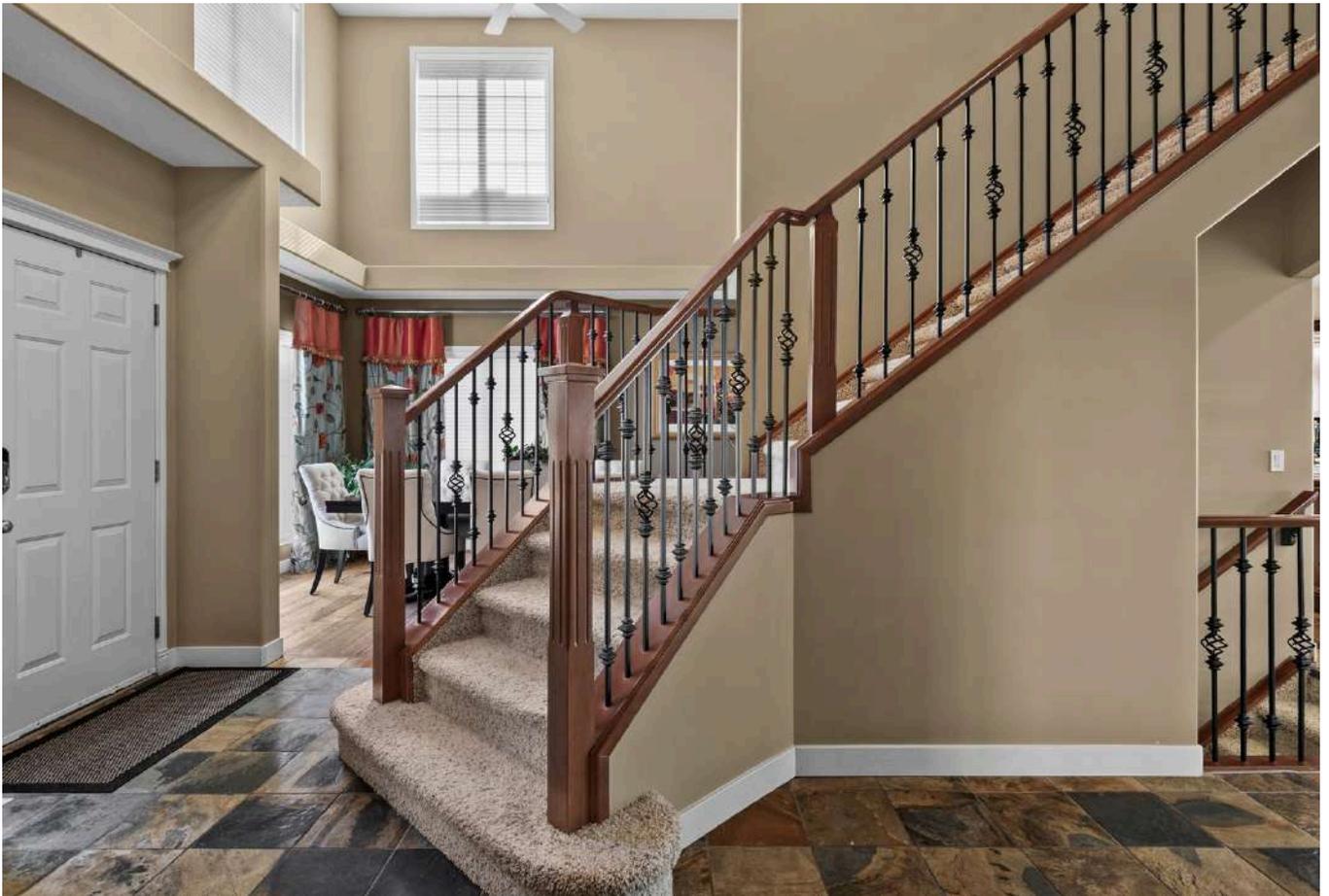
Interior Area: 3080.31 sq ft  
Finished Area (Below Grade): 1009.03 sq ft  
Excluded Area: 421.72 sq ft

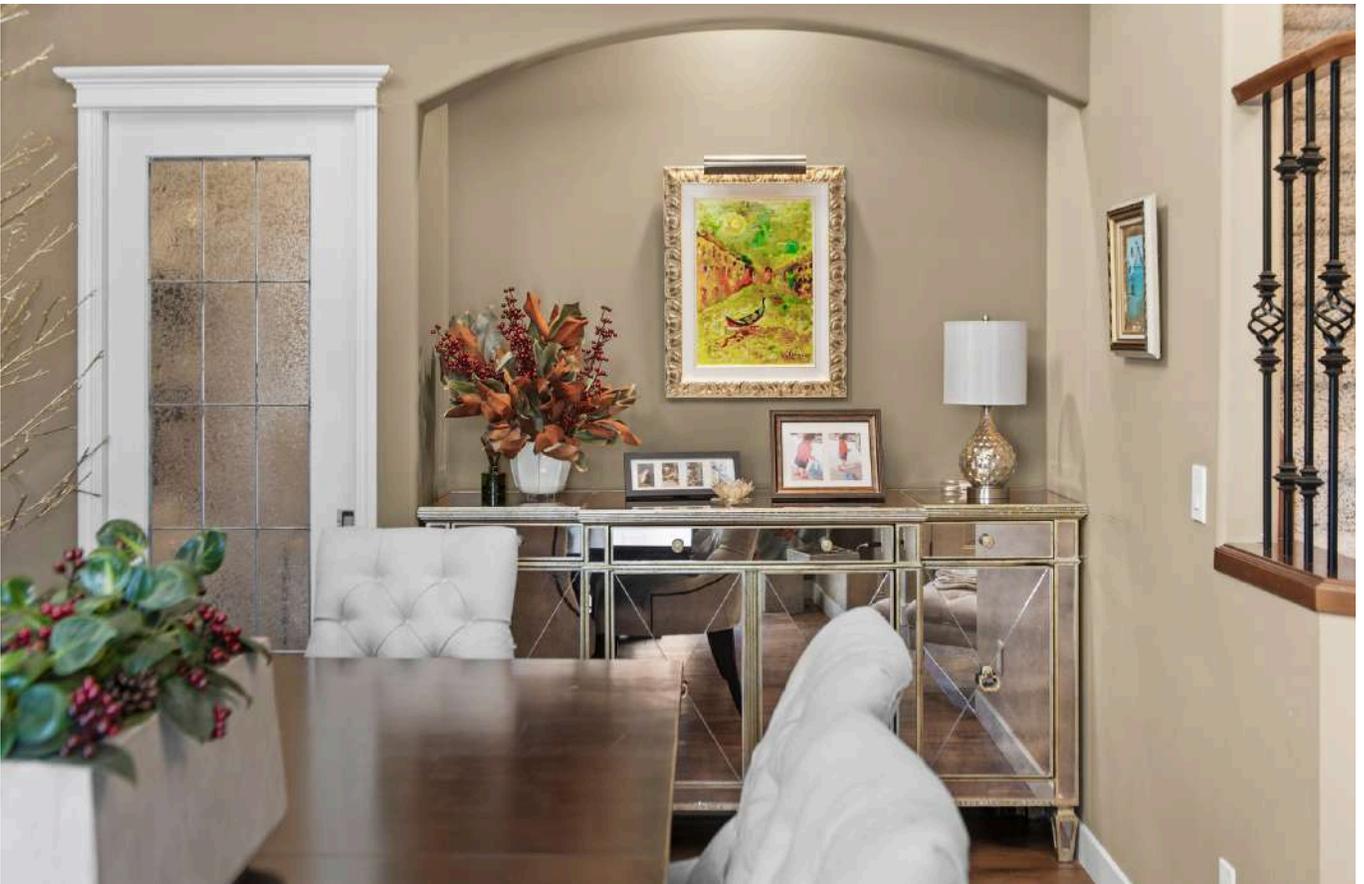
## ROOM MEASUREMENTS

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.



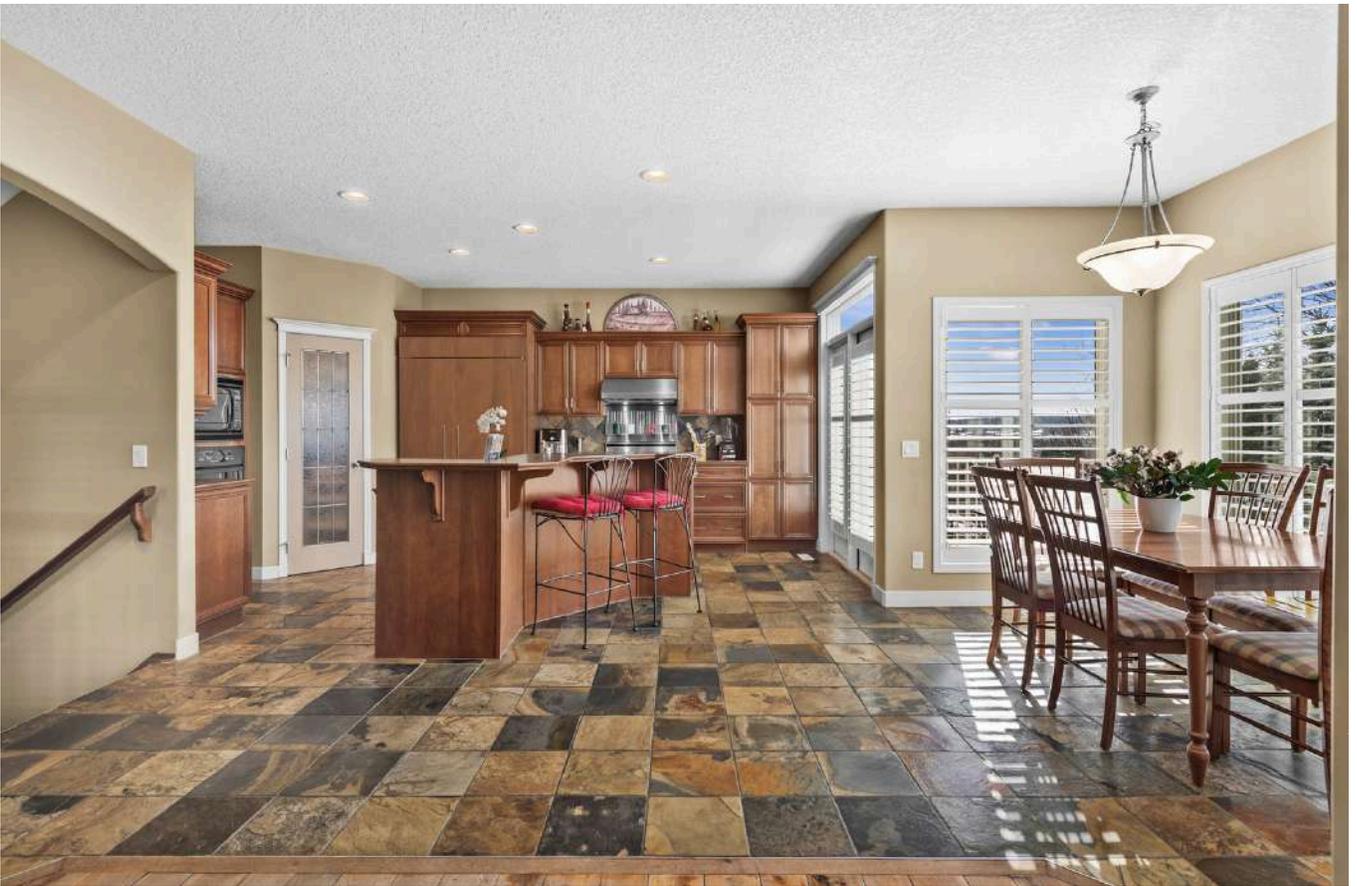




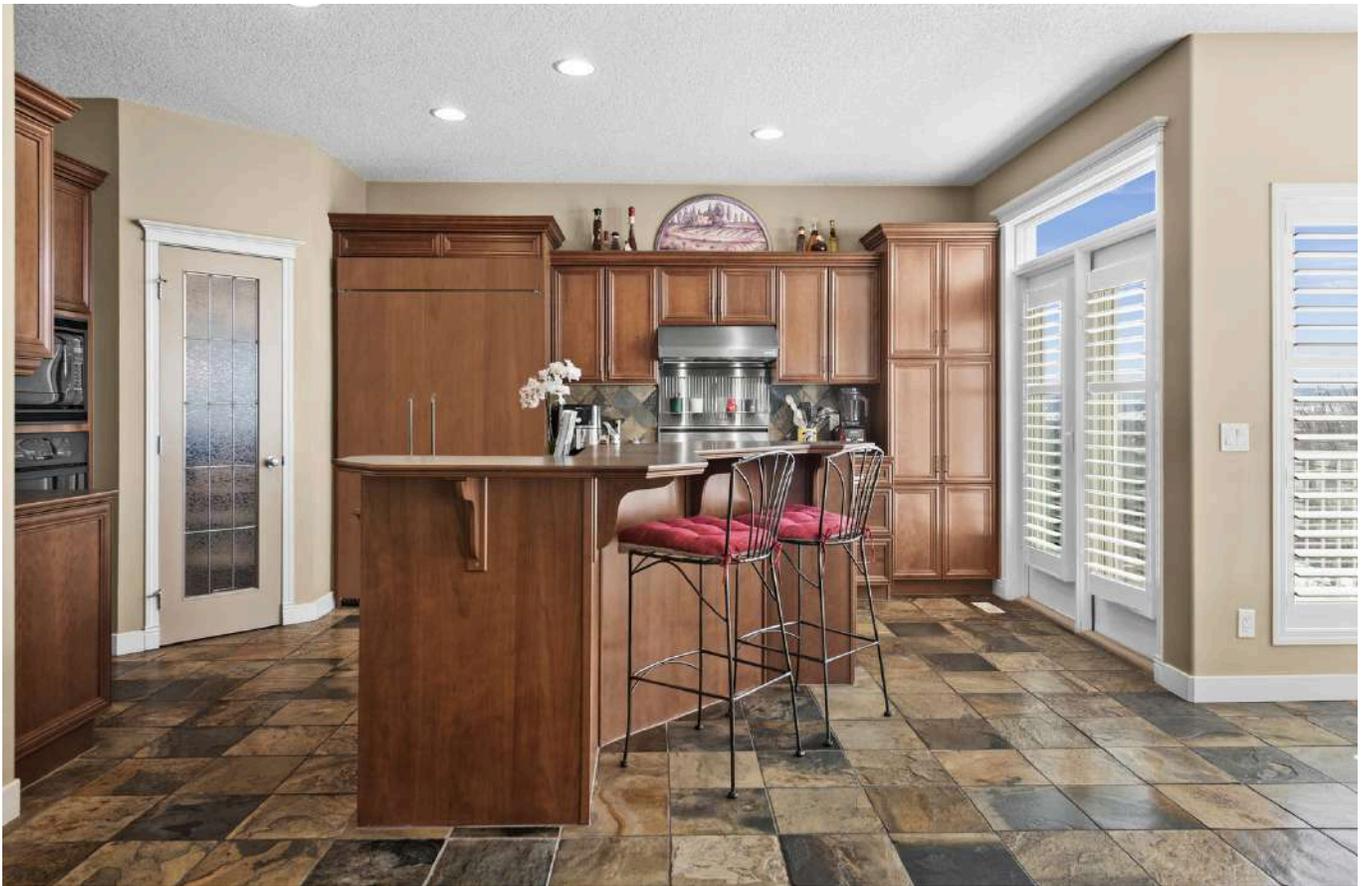
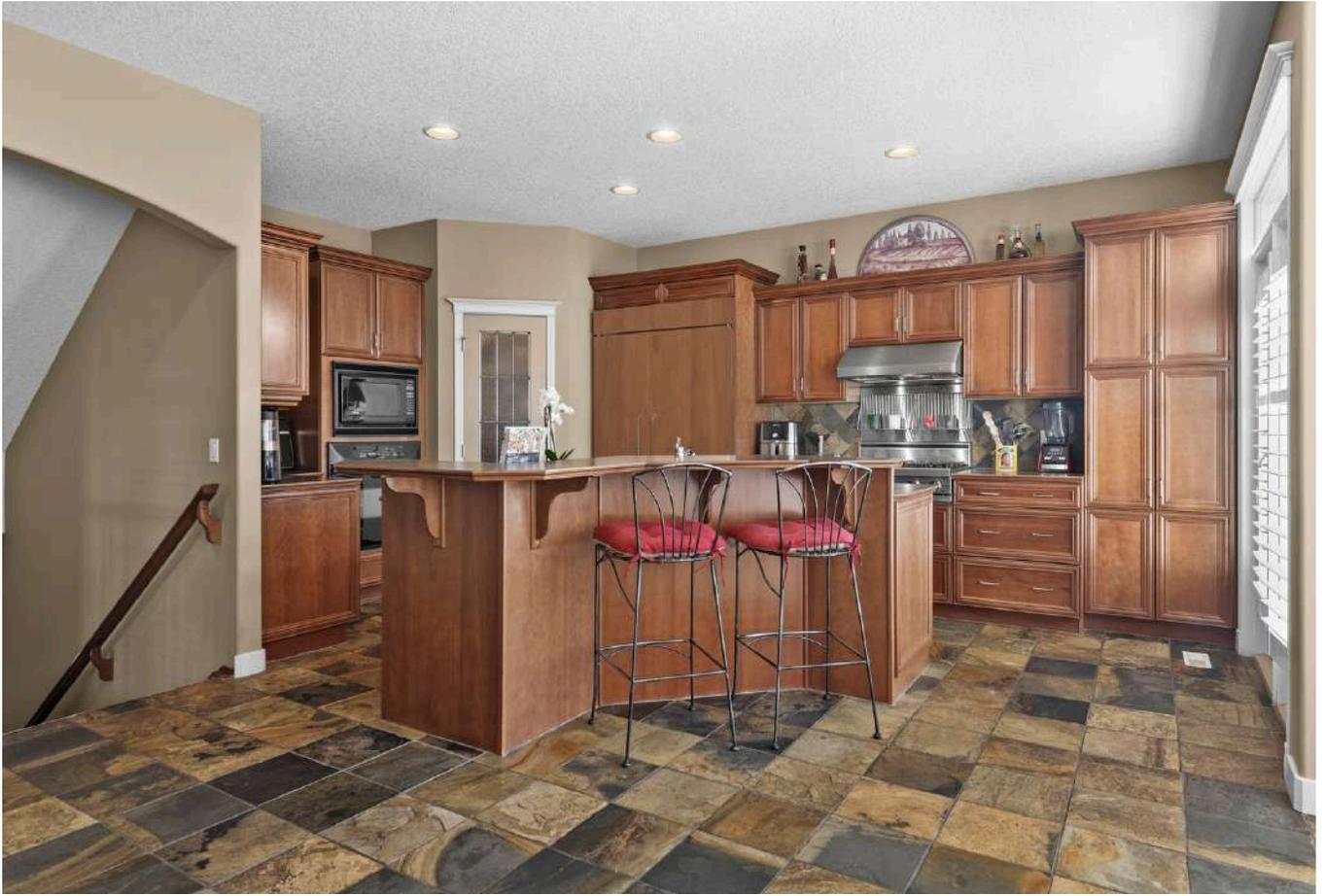








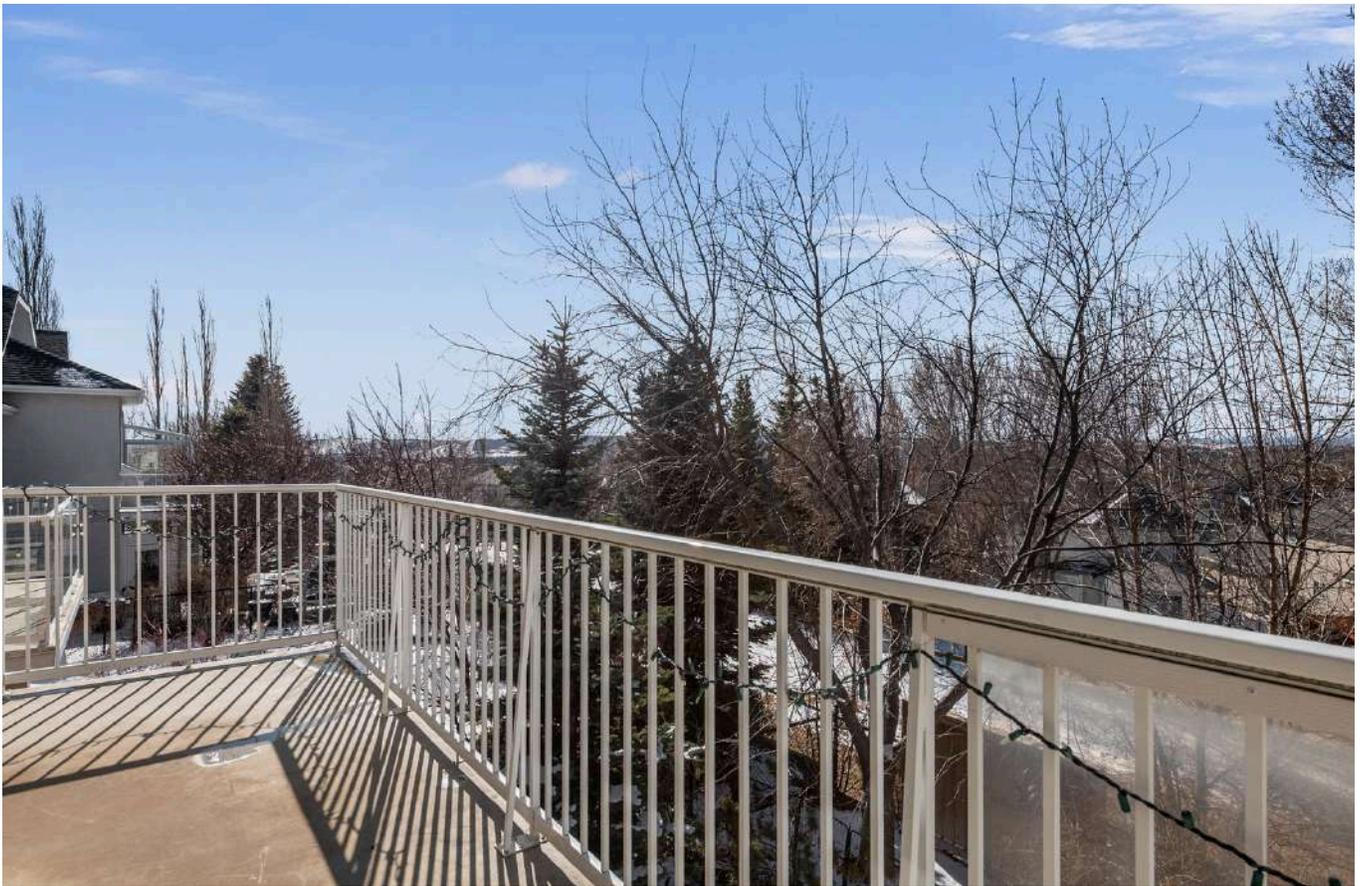
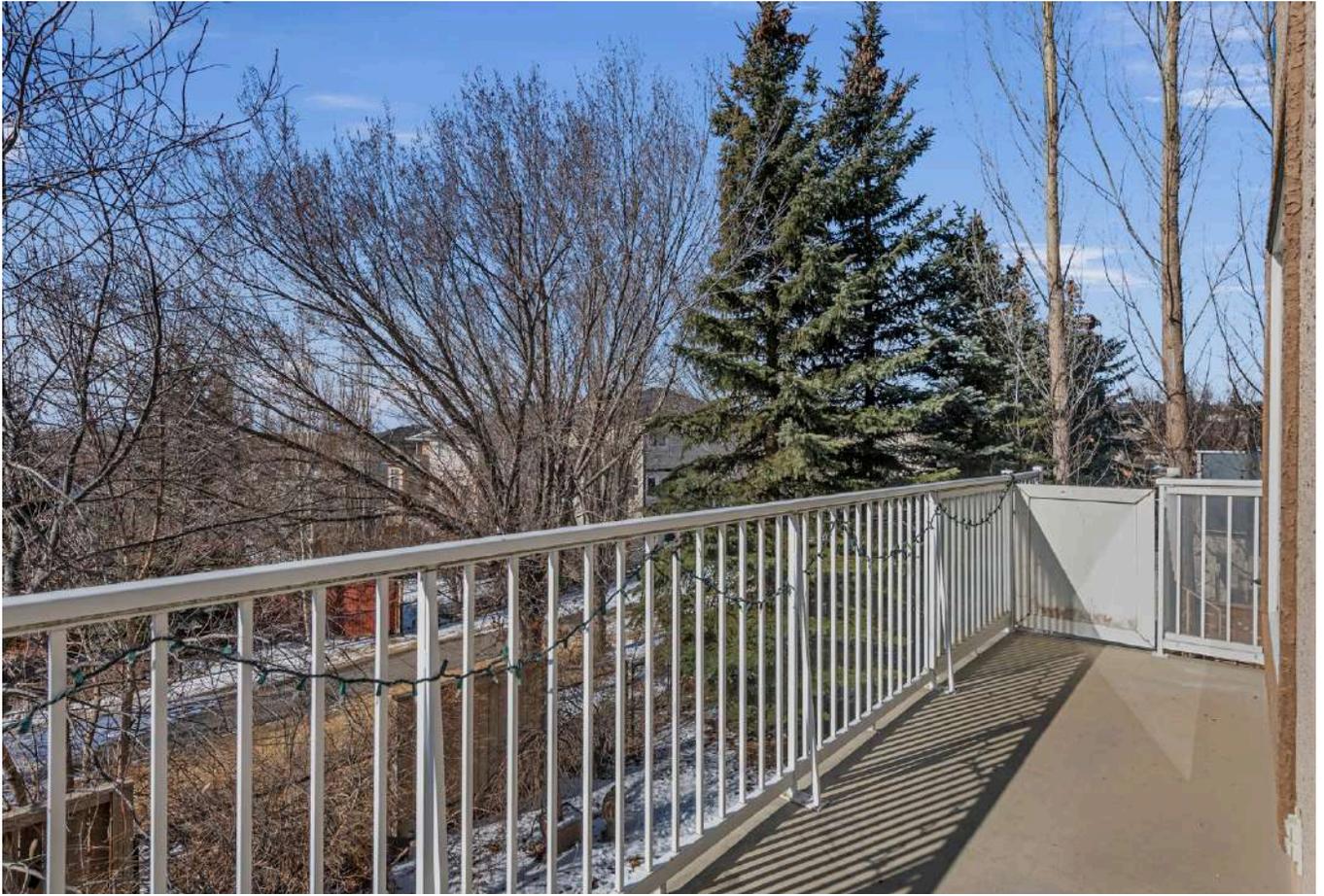




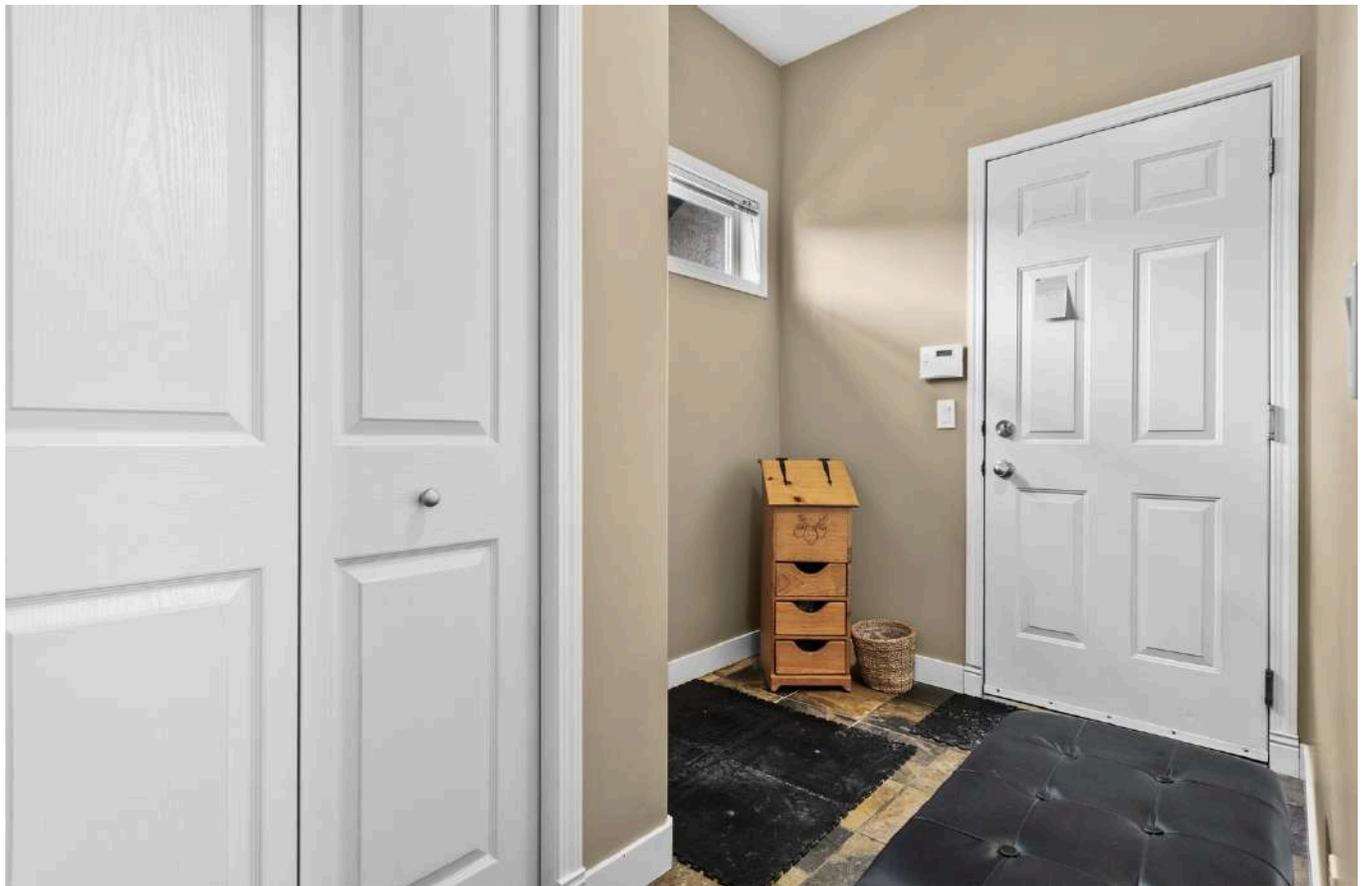




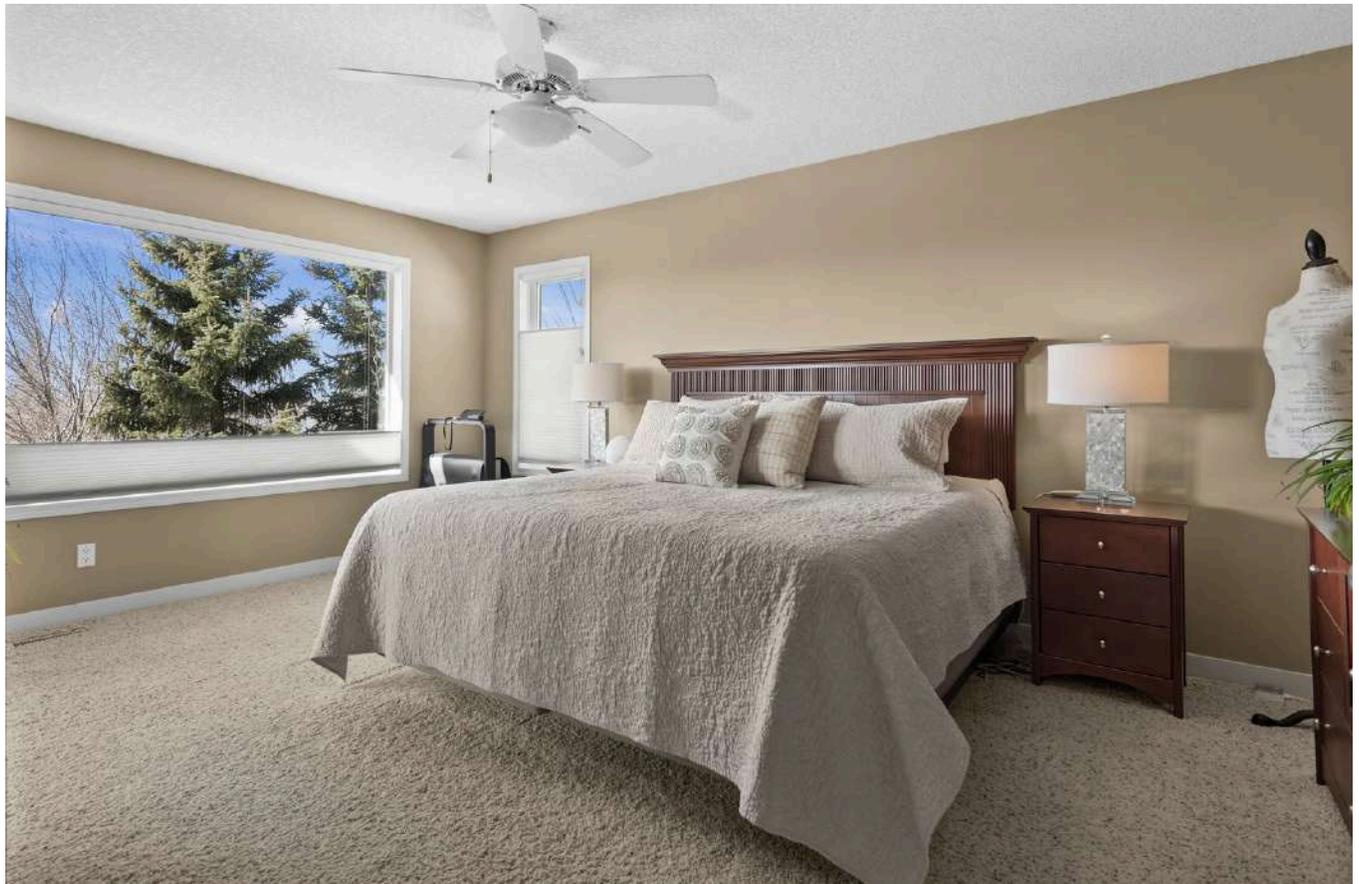
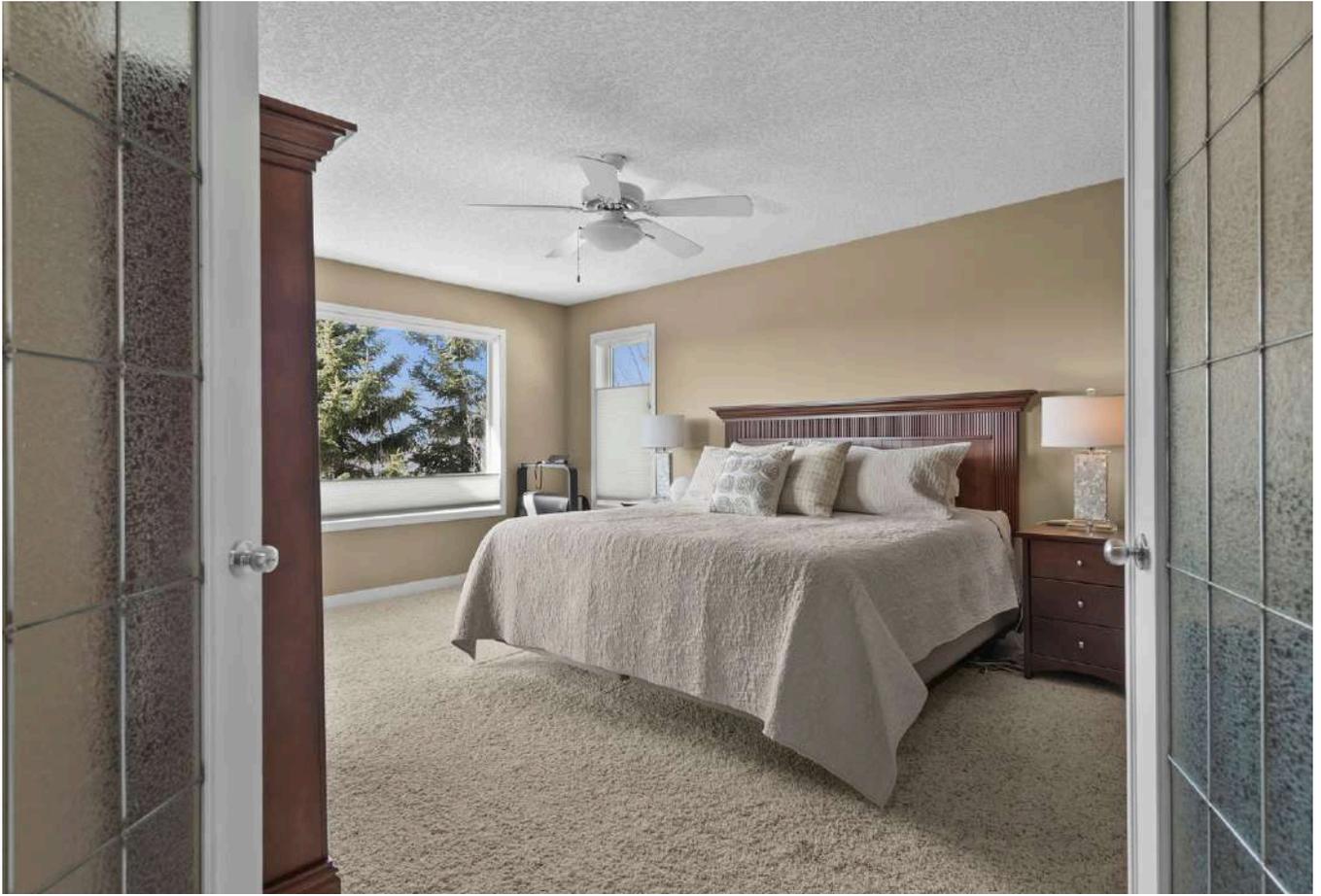






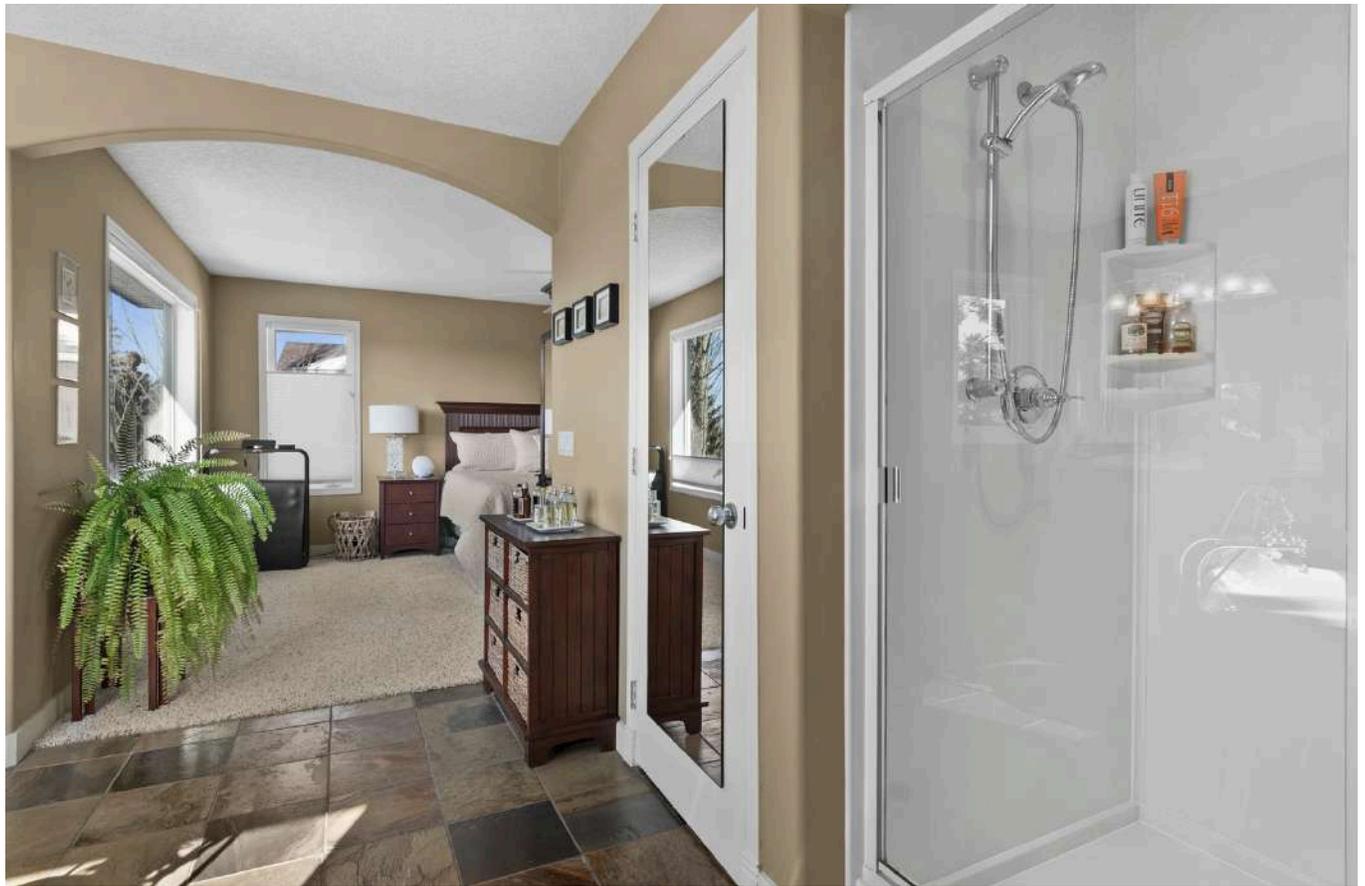
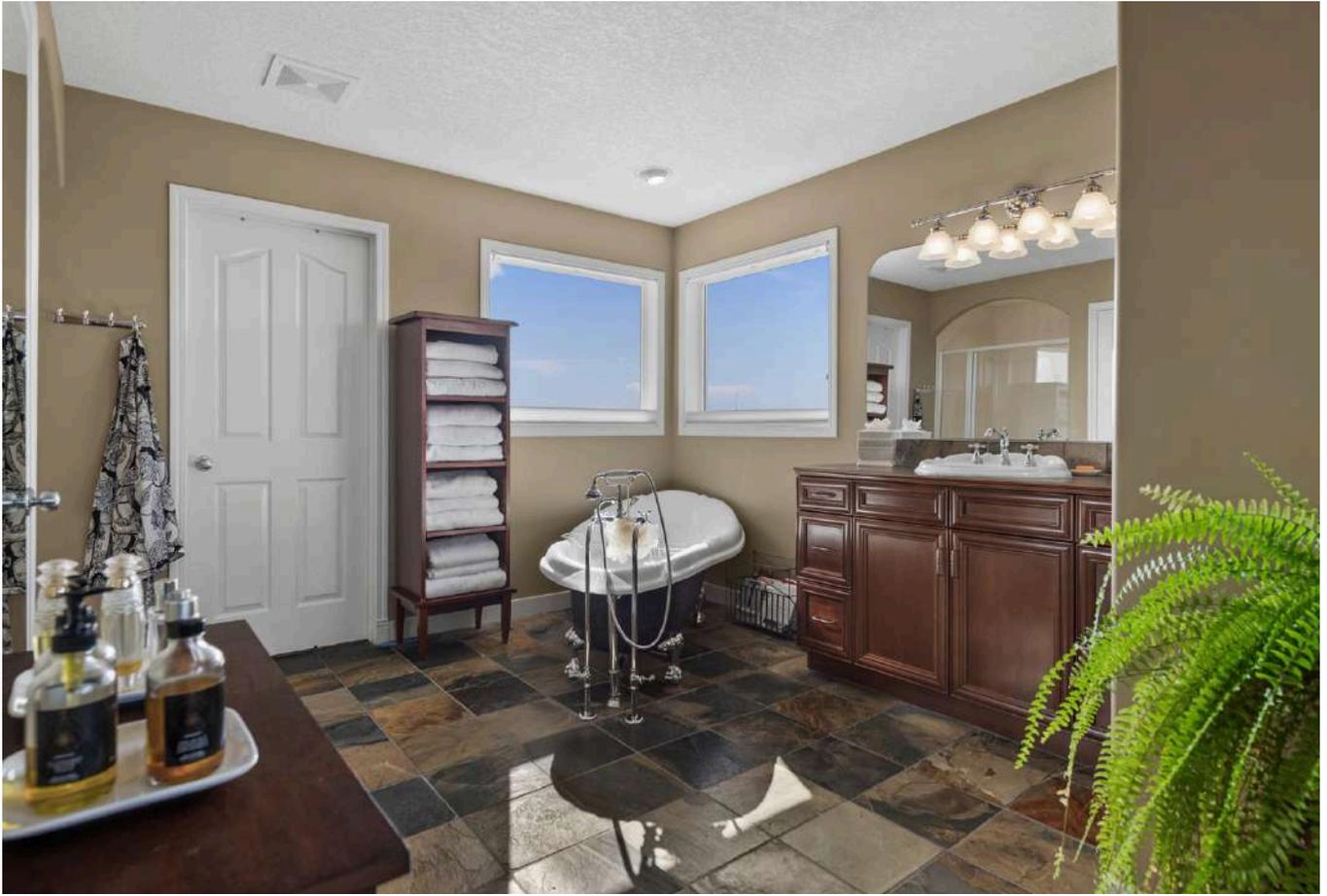






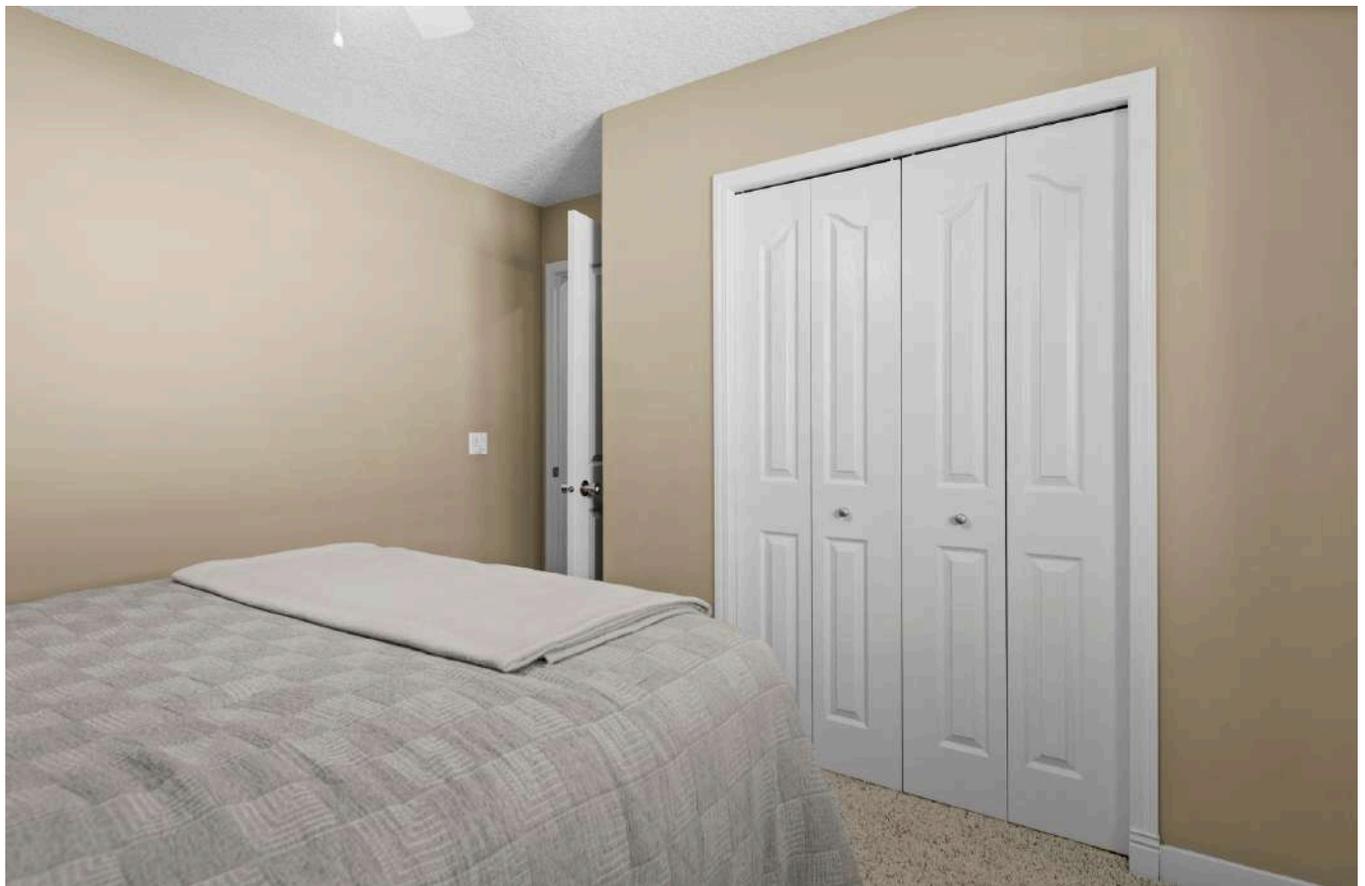


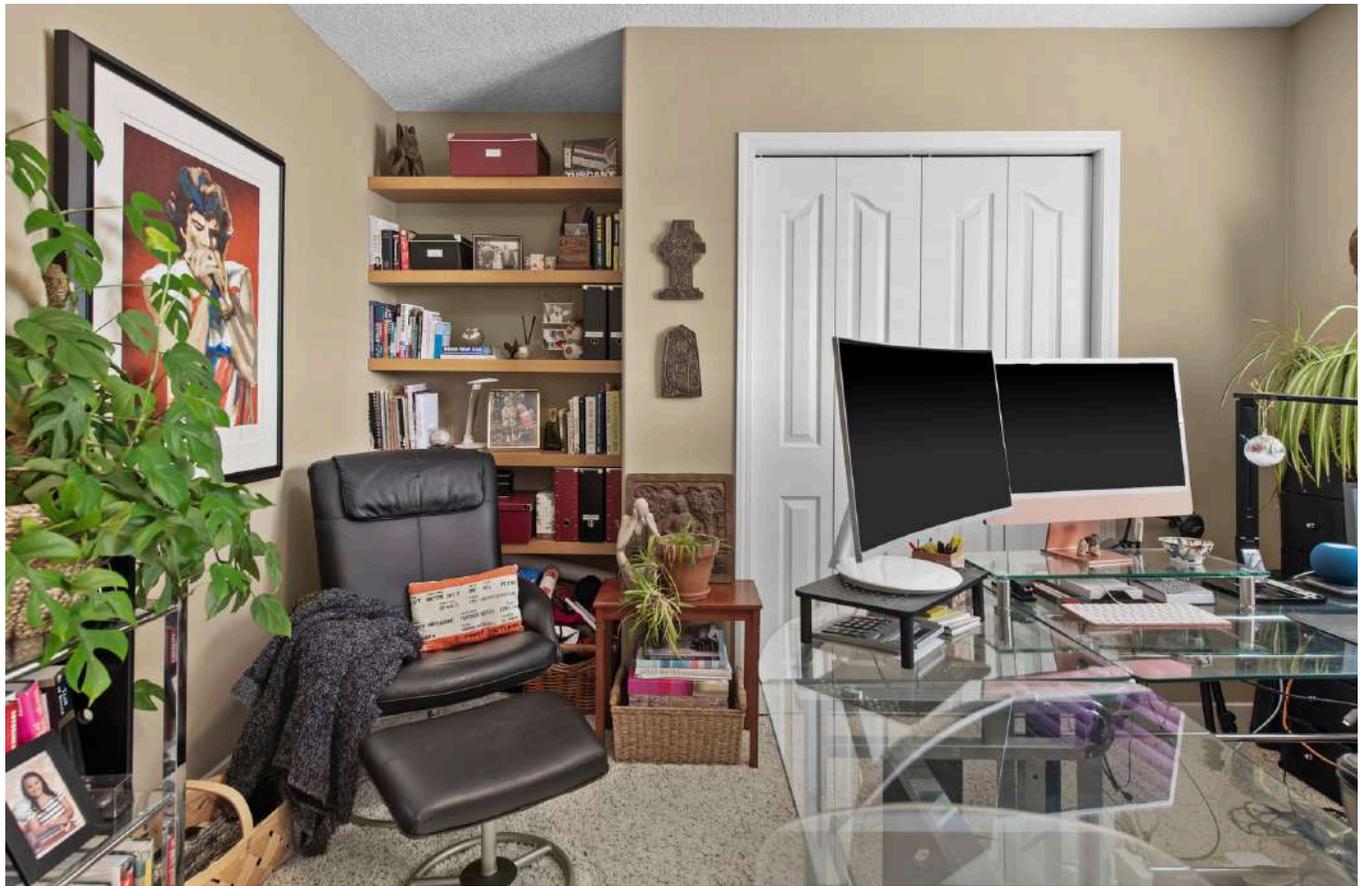


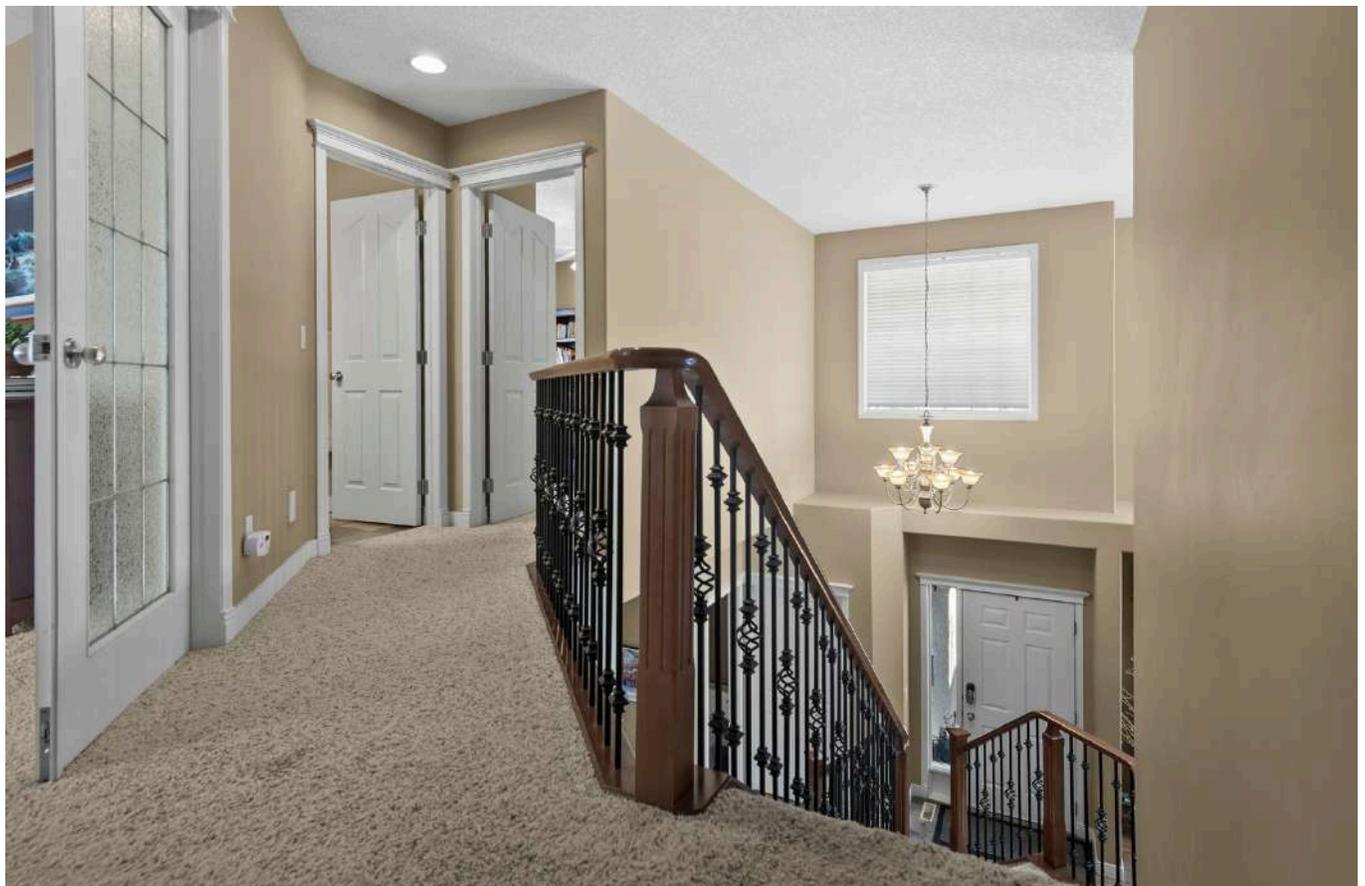




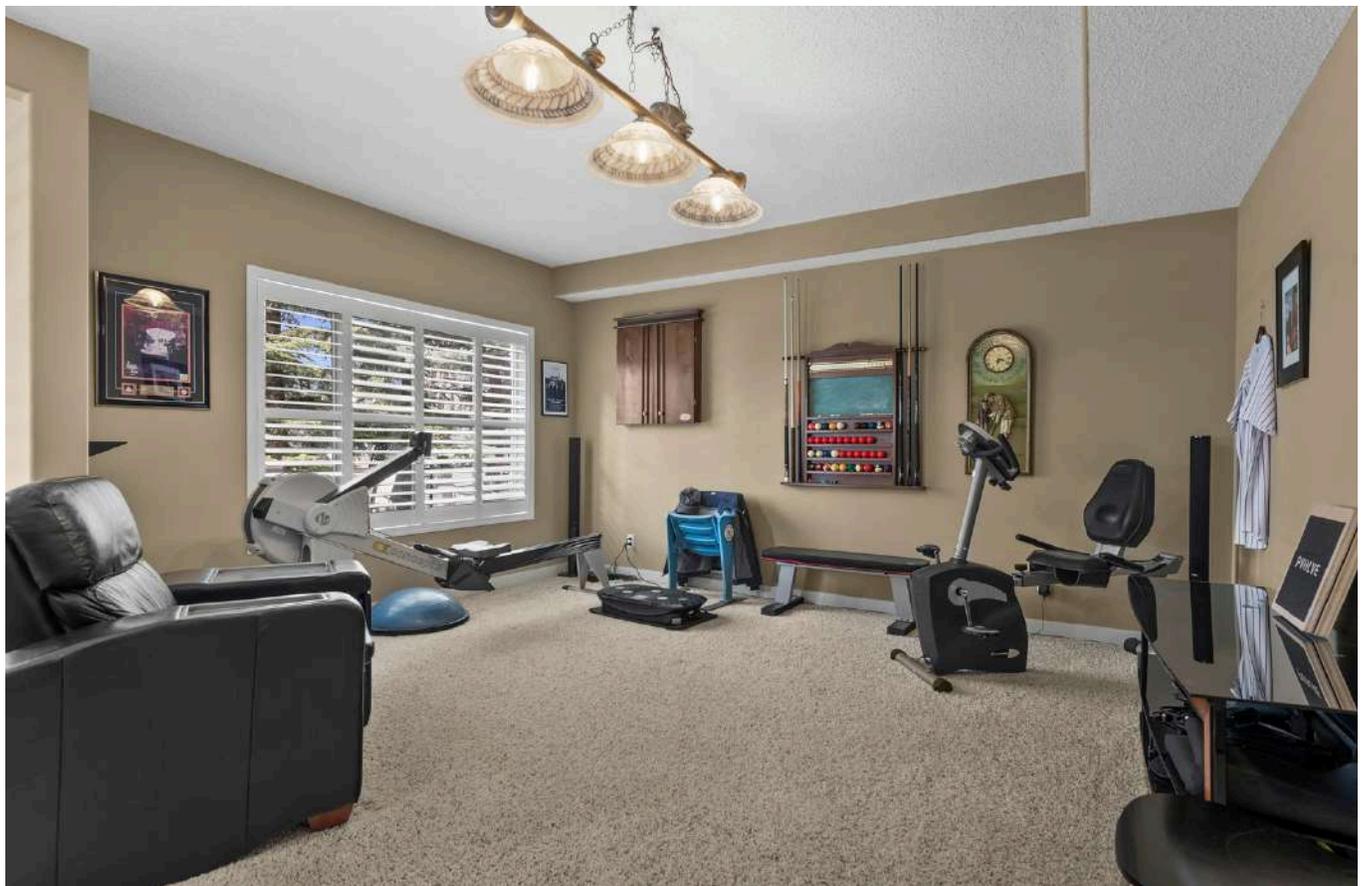




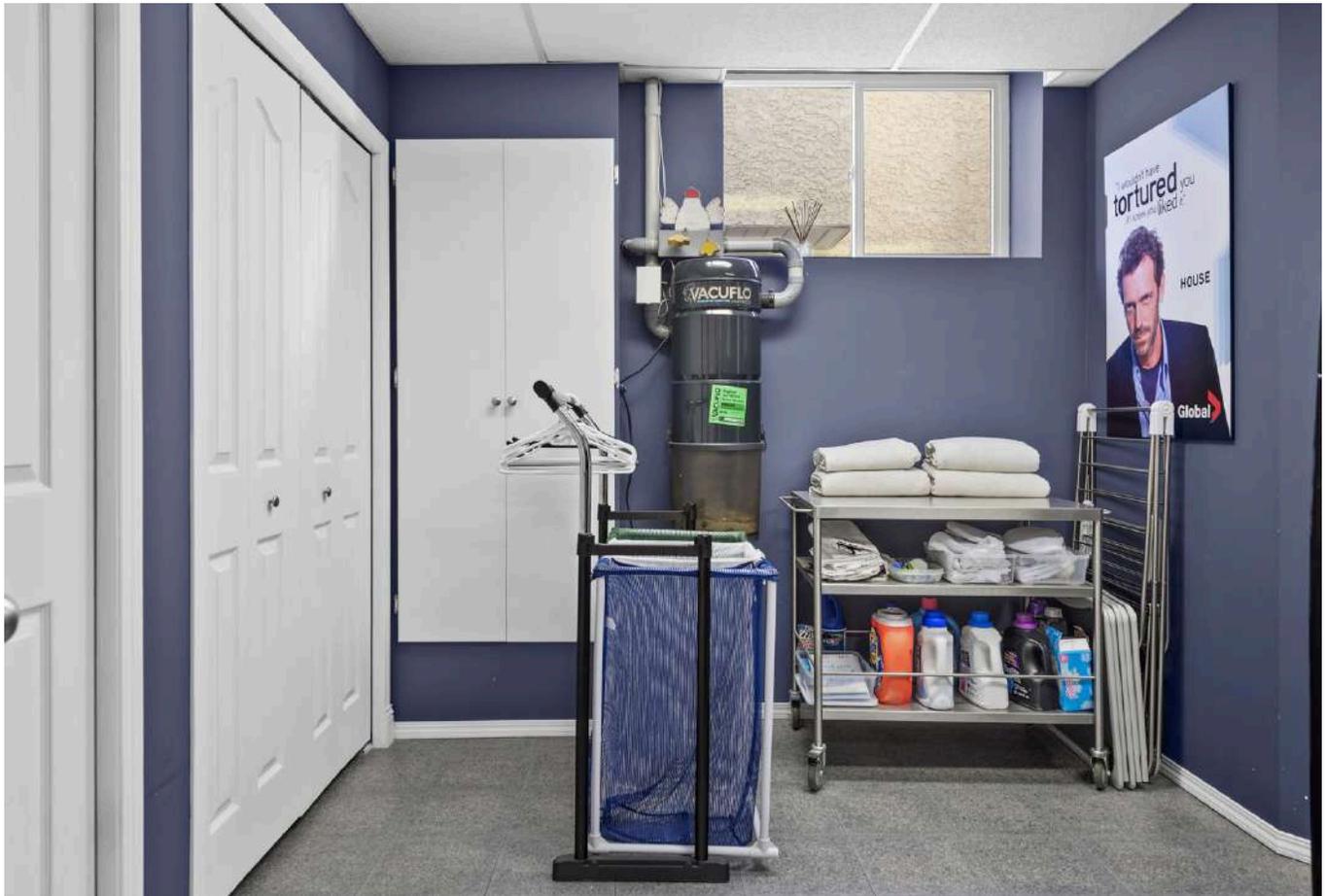


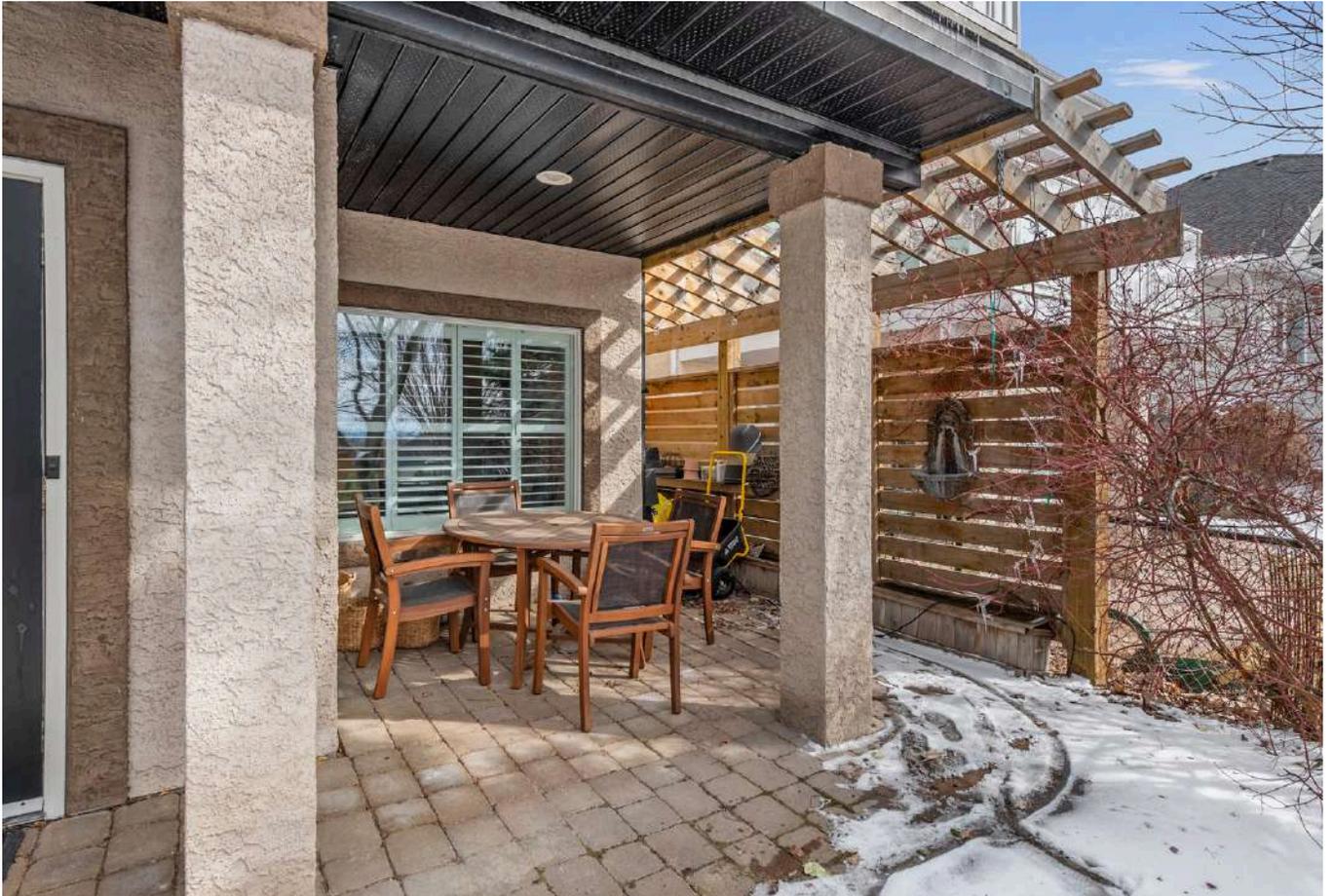




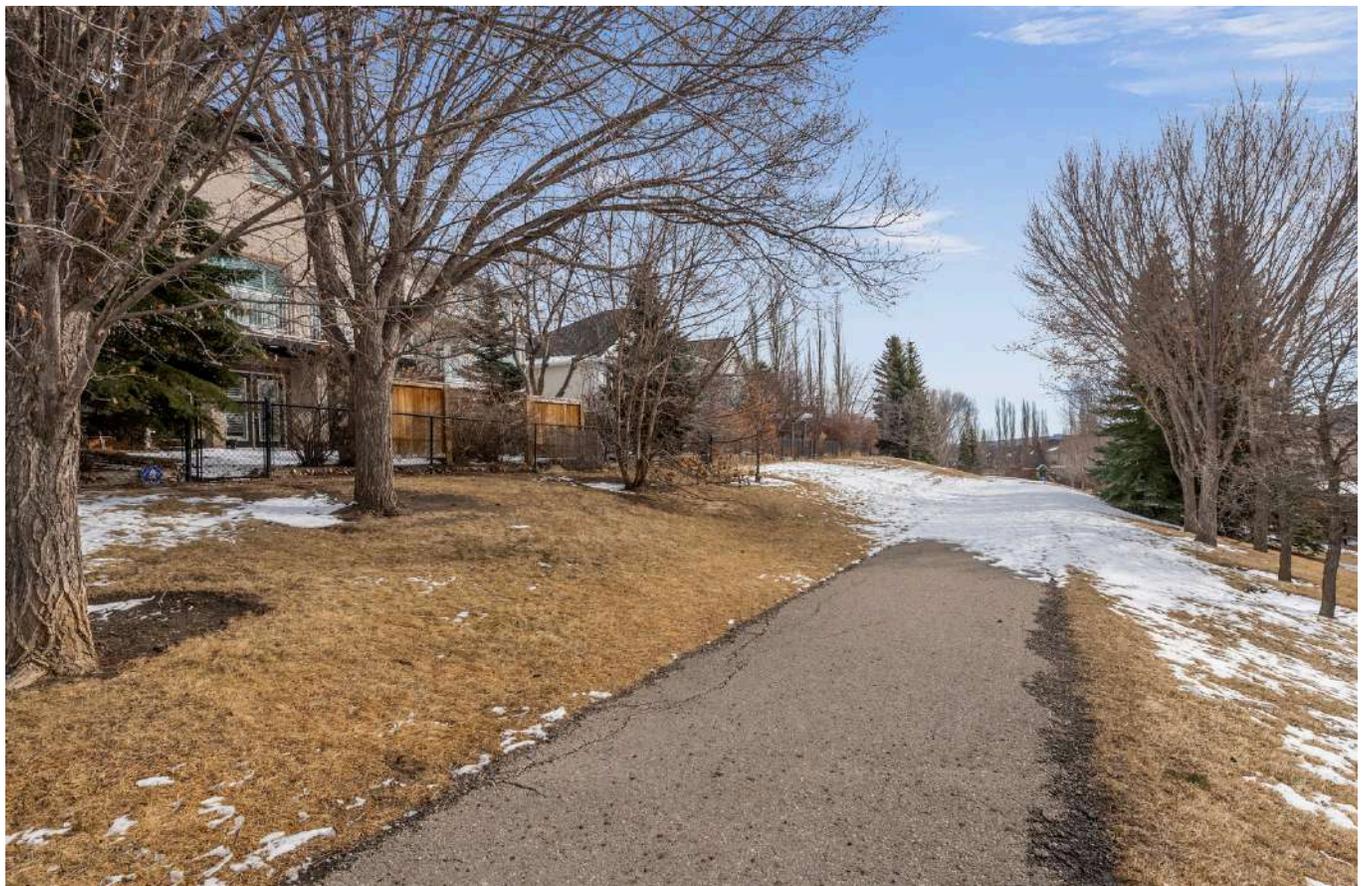






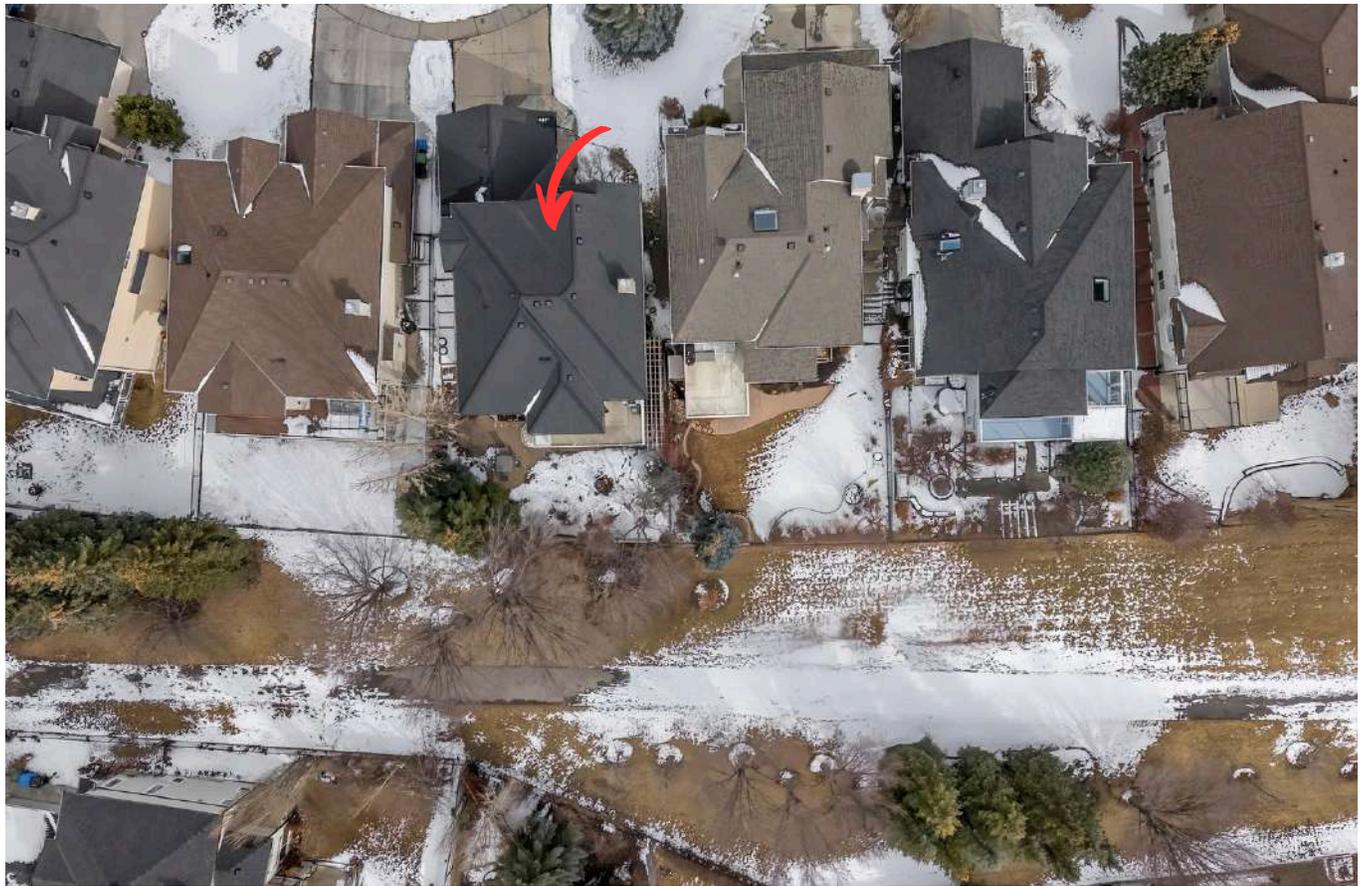




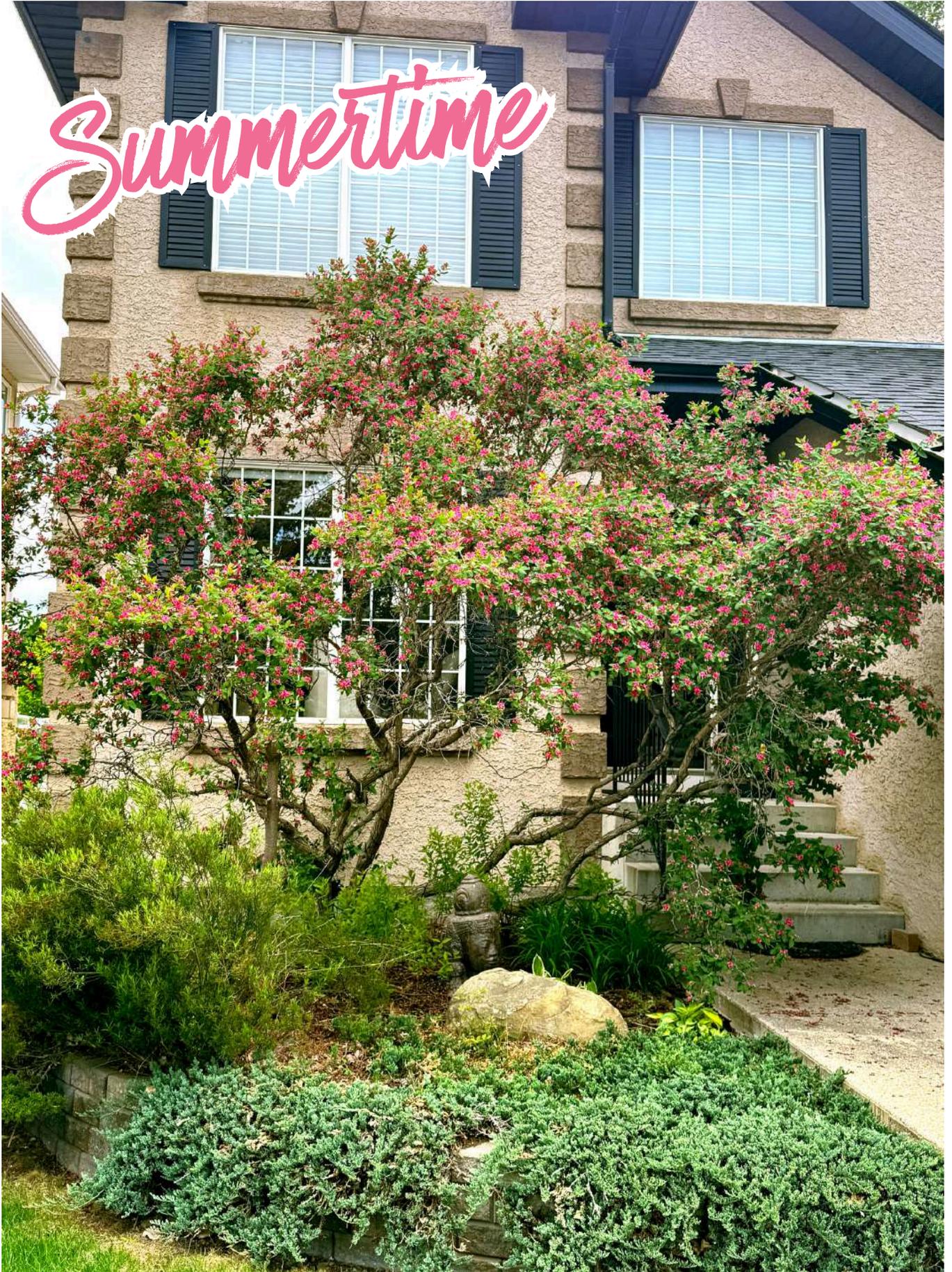




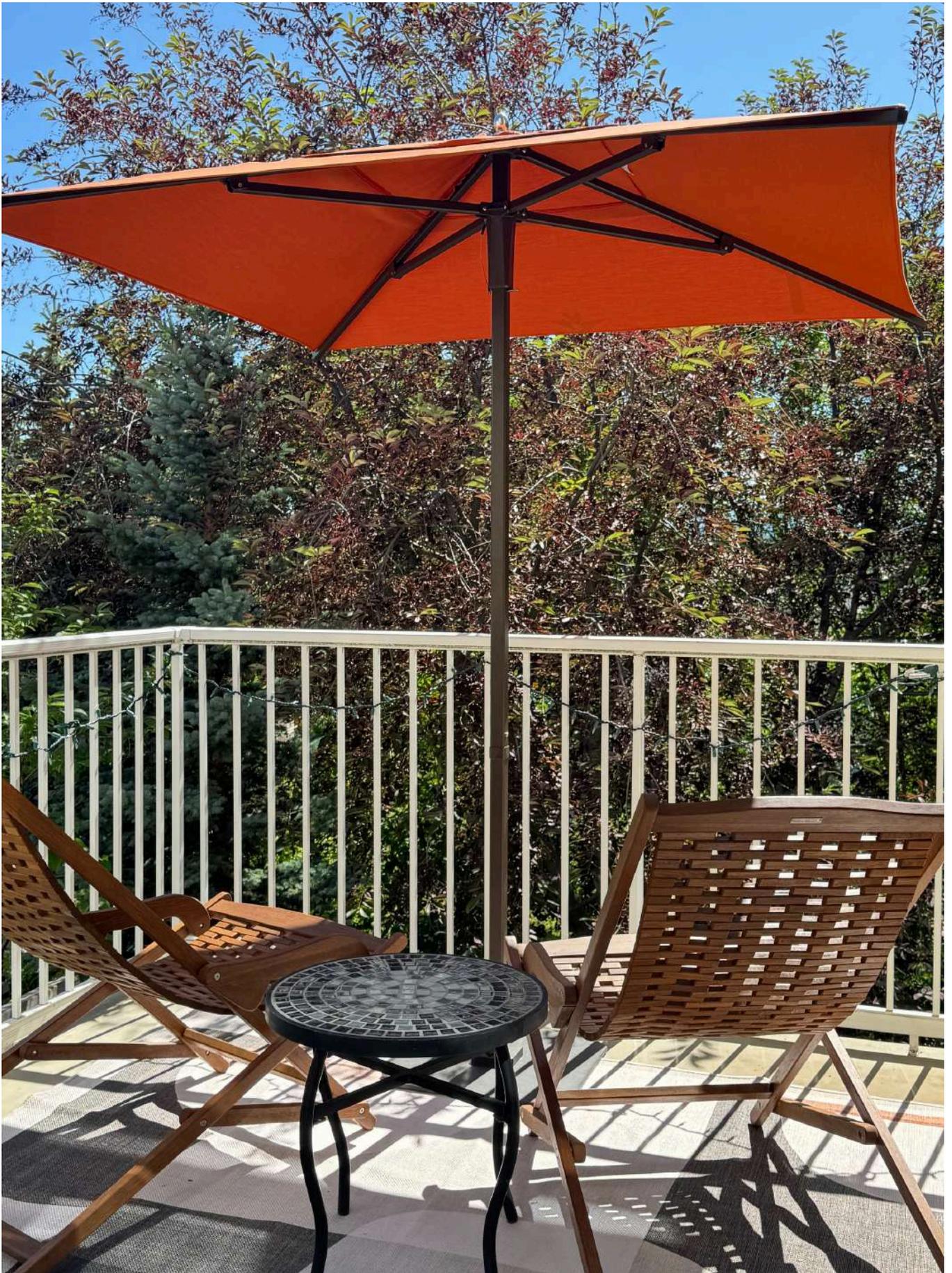




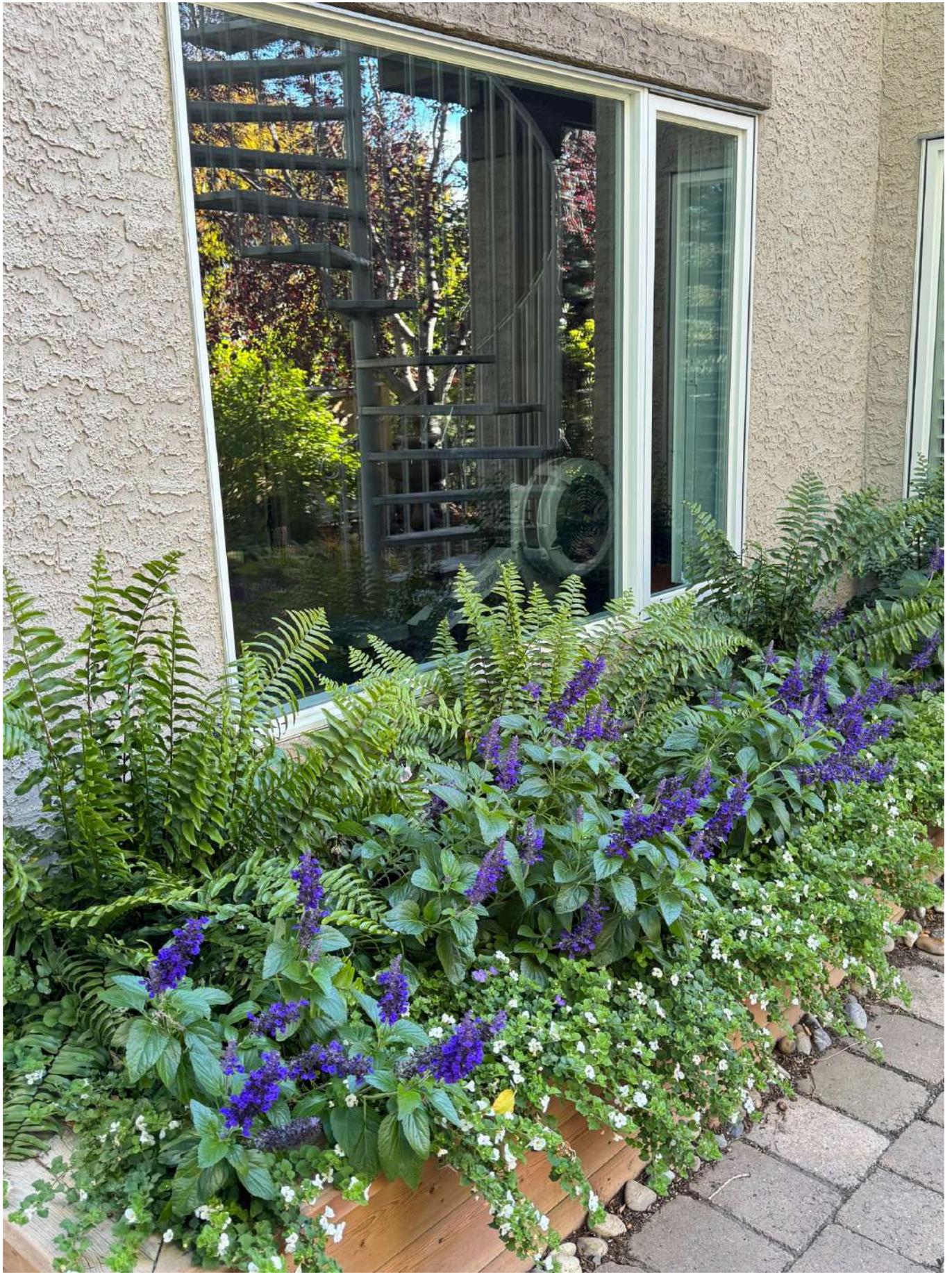
Summertime

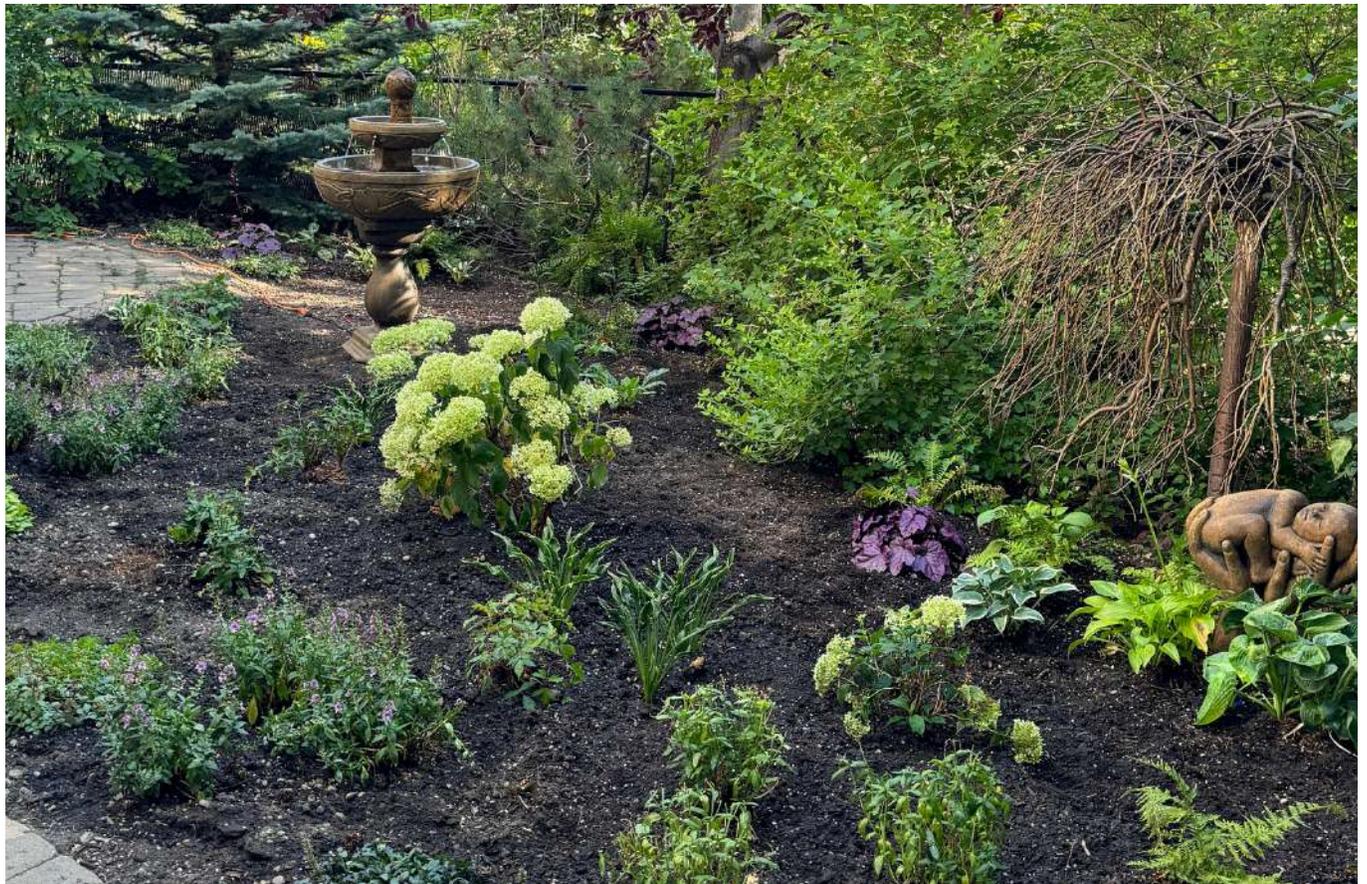


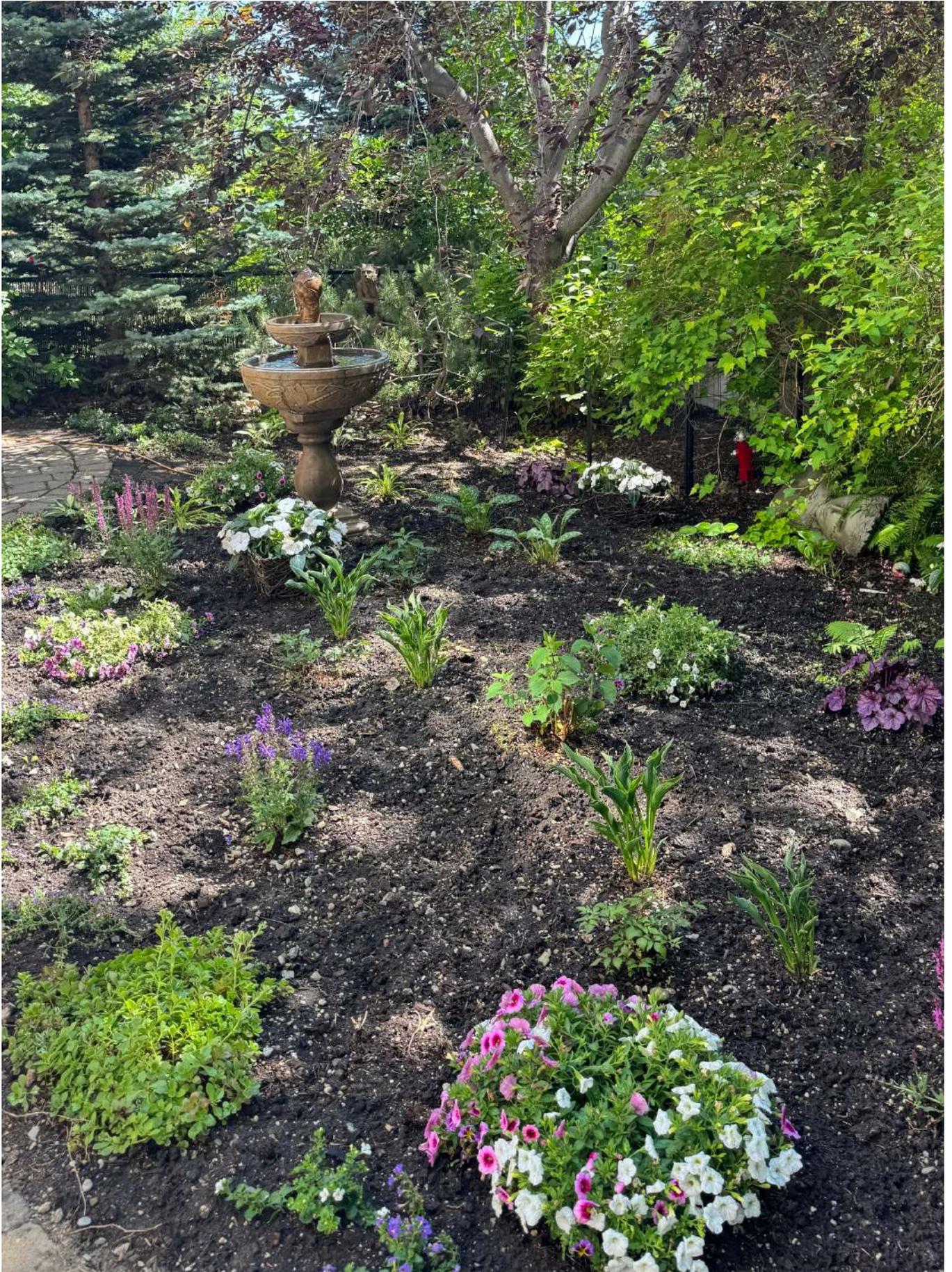






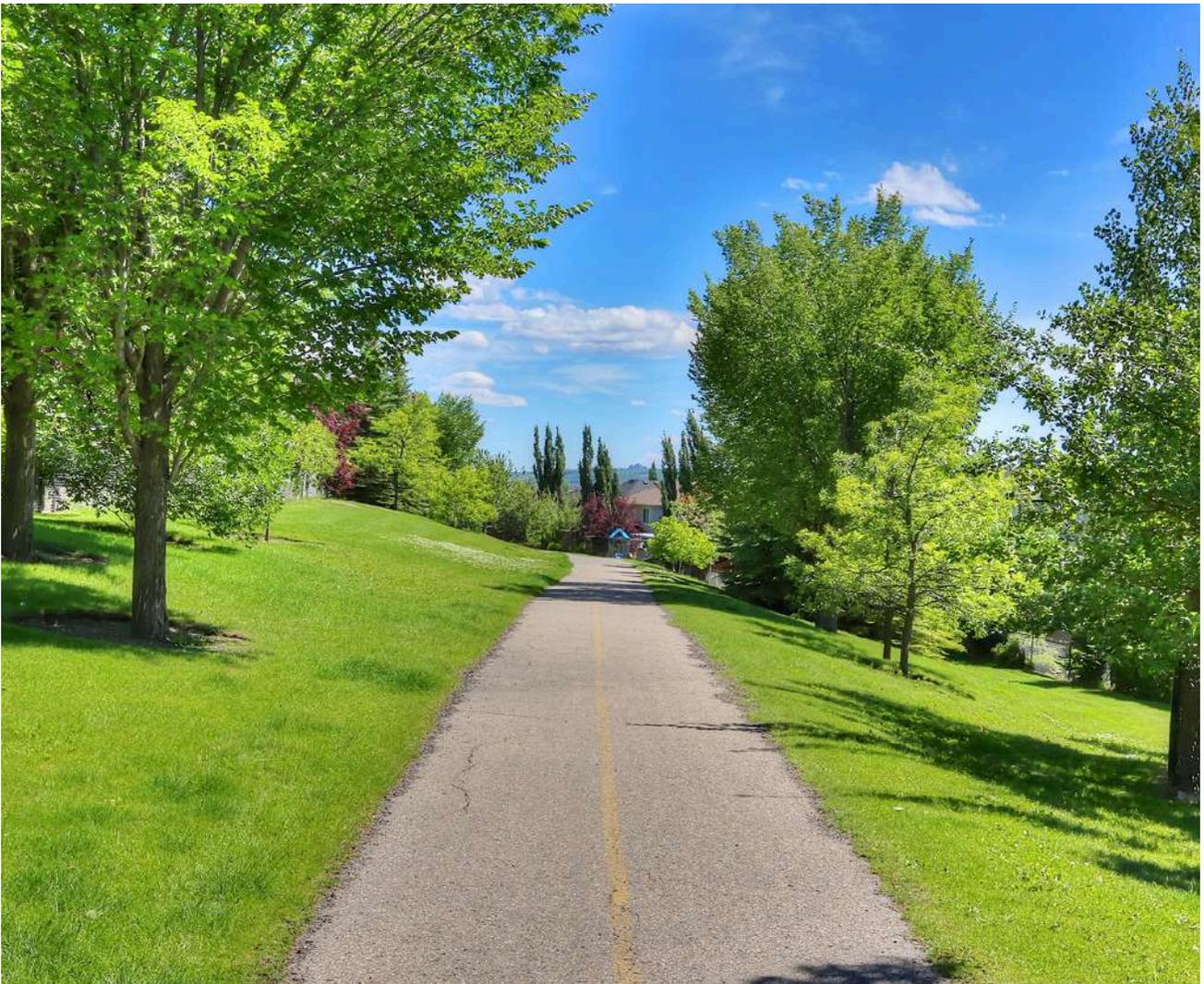






WELCOME TO

# TUSCANY



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# THE COMMUNITY

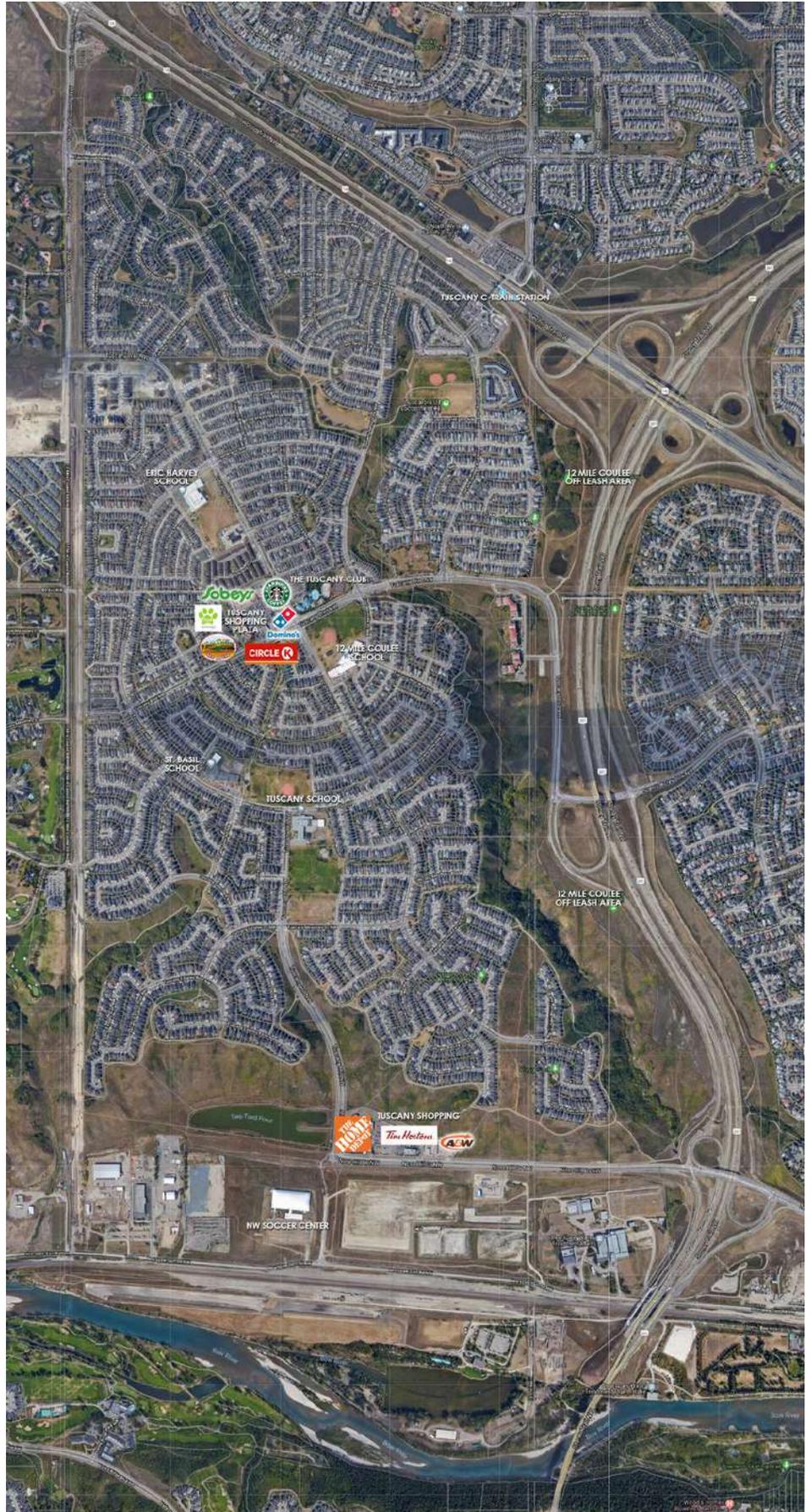
## Tuscany

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/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>



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## 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>

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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 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.ymcalgary.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.ymcalgary.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>