

# 292 TUSCANY RIDGE VIEW NW



Ryan Assen

403-828-7776

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

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



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# 292 TUSCANY RIDGE VIEW NW

Every once in a while, a home comes to market in Tuscany that genuinely has it all, and this is one of them. A quiet cul-de-sac. Mountain views. A massive pie-shaped lot with one of the most beautifully landscaped backyards in the neighbourhood. And the rare location within walking distance of every school in the community. It doesn't come together like this very often. The classic two-storey streetscape and covered front entry make a strong first impression, and the inside doesn't disappoint. Updated hardwood floors, 10-foot ceilings, and a gas fireplace give the living room genuine warmth, with large windows pulling the backyard greenery into the space. The kitchen is well-proportioned and practical, stainless steel appliances, a pantry, and a natural flow into a dining area with soaring ceilings and walls of windows that make every season feel like something worth watching. A sliding door opens onto the upper deck, already set up for evenings that run longer than planned. A main floor powder room and mudroom off the garage round out a layout designed around how a family actually lives. Upstairs, a large vaulted bonus room faces front and fills beautifully with natural light, the kind of space that quietly becomes whatever your family needs it to be. The primary bedroom is a proper retreat, with a walk-in closet and a 4-piece ensuite featuring both a soaker tub and a stand-up shower. Two additional bedrooms and a second full bathroom complete the upper level. The walkout basement is built for the life that happens when everyone comes over. A generous rec room offers real flexibility, a home gym, a games setup, a media space, whatever fits your family best right now. Fresh carpet (2026) makes it feel move-in ready. A den works equally well as a home office, and dedicated laundry and storage keep everything above it calm. The walkout leads directly into the backyard, which is where this home really opens up. Stamped stone patio. A sweeping lawn that has hosted more than a few slip-and-slides, yard games, and summer BBQs worth remembering. A dedicated firepit area surrounded by mature landscaping and garden beds. A kids' playhouse tucked to the side. This yard has been loved, and it shows in every corner of it. The big-ticket items have been taken care of too — roof (2021), furnace (2021), and a new garage door (2026). This is a home that has been genuinely well looked after. Tuscany is one of Calgary's most family-forward communities, and this address puts you at the heart of it. Tuscany School, St. Basil, and Senator Patrick Burns are all within walking distance. The Tuscany Club, skating rink, tennis courts, and year-round programming, is minutes away. Stoney Trail and Highway 1 make the mountains less of an occasion and more of a weekend habit. Some homes are a place to live. This one is a place to plant yourself, raise a family, and not want to leave.

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## 292 Tuscany Ridge View NW Calgary, AB T3L 2J7

**Residential**

**Active**

**A2326152**

**PD:**

**DOM:** 0

**LP:** \$775,000.00

**OP:** \$775,000.00

**Banner:** *Quiet cul-de-sac. Mountain views. And the beautifully kept yard you've been looking for.*



<b>Class:</b>	Detached	<b>City:</b>	Calgary
<b>County:</b>	Calgary	<b>Subdivision:</b>	Tuscany
<b>Type:</b>	House	<b>Ttl Beds:</b>	3
<b>Levels:</b>	Two	<b>F/H Bth:</b>	3/1
<b>Year Built:</b>	2000	<b>RMS SQFT:</b>	1,820.72
<b>LINC#:</b>	<a href="#">0028044360</a>	<b>LP/SF:</b>	\$425.66
<b>Arch Style:</b>	2 Storey	<b>Suite:</b>	No
<b># Beds on Main:</b>	0	<b># EnSuites:</b>	1
<b># Illegal Suite:</b>	0	<b># Legal Suite:</b>	0
<b>Possession:</b>	60 Days / Neg	<b>Lot Size:</b>	6695 SF 621.98 SM
<b>Lot Dim:</b>		<b>Lot Depth:</b>	42.58 M   139.7'
<b>Front Length:</b>	6.80M 22' 4"	<b>Lot:</b>	81
<b>Legal Desc:</b>	9912329;29;81	<b>Condo:</b>	No
<b>Legal Pln:</b>	9912329	<b>Blk:</b>	29
<b>Zoning:</b>	R-CG	<b>Tax Amt/Yr:</b>	\$5,273.00/2026
<b>Title to Lnd:</b>	Fee Simple	<b>Loc Imp Amt:</b>	
<b>Disclosures:</b>	No Disclosure	<b>Front Exp:</b>	E
<b>Restrict:</b>	Utility Right Of Way		

Recent Change: **07/09/2026 : NEW**

**Public Remarks:**

Every once in a while, a home comes to market in Tuscany that genuinely has it all, and this is one of them. A quiet cul-de-sac. Mountain views. A massive pie-shaped lot with one of the most beautifully landscaped backyards in the neighbourhood. And the rare location within walking distance of every school in the community. It doesn't come together like this very often. The classic two-storey streetscape and covered front entry make a strong first impression, and the inside doesn't disappoint. Updated hardwood floors, 10-foot ceilings, and a gas fireplace give the living room genuine warmth, with large windows pulling the backyard greenery into the space. The kitchen is well-proportioned and practical, stainless steel appliances, a pantry, and a natural flow into a dining area with soaring ceilings and walls of windows that make every season feel like something worth watching. A sliding door opens onto the upper deck, already set up for evenings that run longer than planned. A main floor powder room and mudroom off the garage round out a layout designed around how a family actually lives. Upstairs, a large vaulted bonus room faces front and fills beautifully with natural light, the kind of space that quietly becomes whatever your family needs it to be. The primary bedroom is a proper retreat, with a walk-in closet and a 4-piece ensuite featuring both a soaker tub and a stand-up shower. Two additional bedrooms and a second full bathroom complete the upper level. The walkout basement is built for the life that happens when everyone comes over. A generous rec room offers real flexibility, a home gym, a games setup, a media space, whatever fits your family best right now. Fresh carpet (2026) makes it feel move-in ready. A den works equally well as a home office, and dedicated laundry and storage keep everything above it calm. The walkout leads directly into the backyard, which is where this home really opens up. Stamped stone patio. A sweeping lawn that has hosted more than a few slip-and-slides, yard games, and summer BBQs worth remembering. A dedicated firepit area surrounded by mature landscaping and garden beds. A kids' playhouse tucked to the side. This yard has been loved, and it shows in every corner of it. The big-ticket items have been taken care of too — roof (2021), furnace (2021), and a new garage door (2026). This is a home that has been genuinely well looked after. Tuscany is one of Calgary's most family-forward communities, and this address puts you at the heart of it. Tuscany School, St. Basil, and Senator Patrick Burns are all within walking distance. The Tuscany Club, skating rink, tennis courts, and year-round programming, is minutes away. Stoney Trail and Highway 1 make the mountains less of an occasion and more of a weekend habit. Some homes are a place to live. This one is a place to plant yourself, raise a family, and not want to leave.

<b>Baths:</b>	1P	2P	3P	4P	5P	6P	<b>Bed Abv:</b> 3	<b>Main:</b> 76.08	<b>Mtr2:</b> 818.92	<b>SqFt</b>
<b>EnSt Bth:</b>	0	1	0	2	0	0	<b>Rms Abv:</b> 7	<b>Upper:</b> 93.07	<b>Mtr2:</b> 1,001.80	<b>SqFt</b>
	0	0	0	1	0	0		<b>Blw Grade:</b> 71.65	<b>Mtr2:</b> 771.24	<b>SqFt</b>
<b>Garage Dims (L x W):</b>								<b>Total AG:</b> 169.15	<b>Mtr2:</b> 1,820.72	<b>SqFt</b>

**Property Information**

<b>Basement:</b>	Full	<b>Laundry Ft:</b>	In Basement
<b>Basement Dev:</b>	Finished	<b>Basement Ft:</b>	Walk Out
<b>Heating:</b>	Baseboard, Forced Air, Natural Gas	<b>Cooling:</b>	None
<b>Construction:</b>	Vinyl Siding, Wood Frame	<b>Fireplaces:</b>	1/Gas, Living Room, Mantle, Tile
<b>Foundation:</b>	Poured Concrete	<b>Flooring:</b>	Carpet, Hardwood, Linoleum, Tile
<b>Exterior Feat:</b>	Barbecue, BBQ gas line, Fire Pit, Garden, Lighting, Private Yard, Storage	<b>Fencing:</b>	Partial
<b>Roof Type:</b>	Asphalt Shingle	<b>Patio/Porch:</b>	Deck, Patio
<b>Reports:</b>	Floor Plans, RMS Supplements, Title		
<b>Parking:</b>	Double Garage Attached, Driveway, Garage Door Opener, Insulated, On Street	<b>Total:</b>	4
<b>Features:</b>	Breakfast Bar, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Comm Feature:</b>	Clubhouse, Golf, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		
<b>Lot Features:</b>	Close to Clubhouse, Cul-De-Sac, Garden, Many Trees, Pie Shaped Lot, Street Lighting, Views		
<b>HOA:</b>	\$300.00/Annually		

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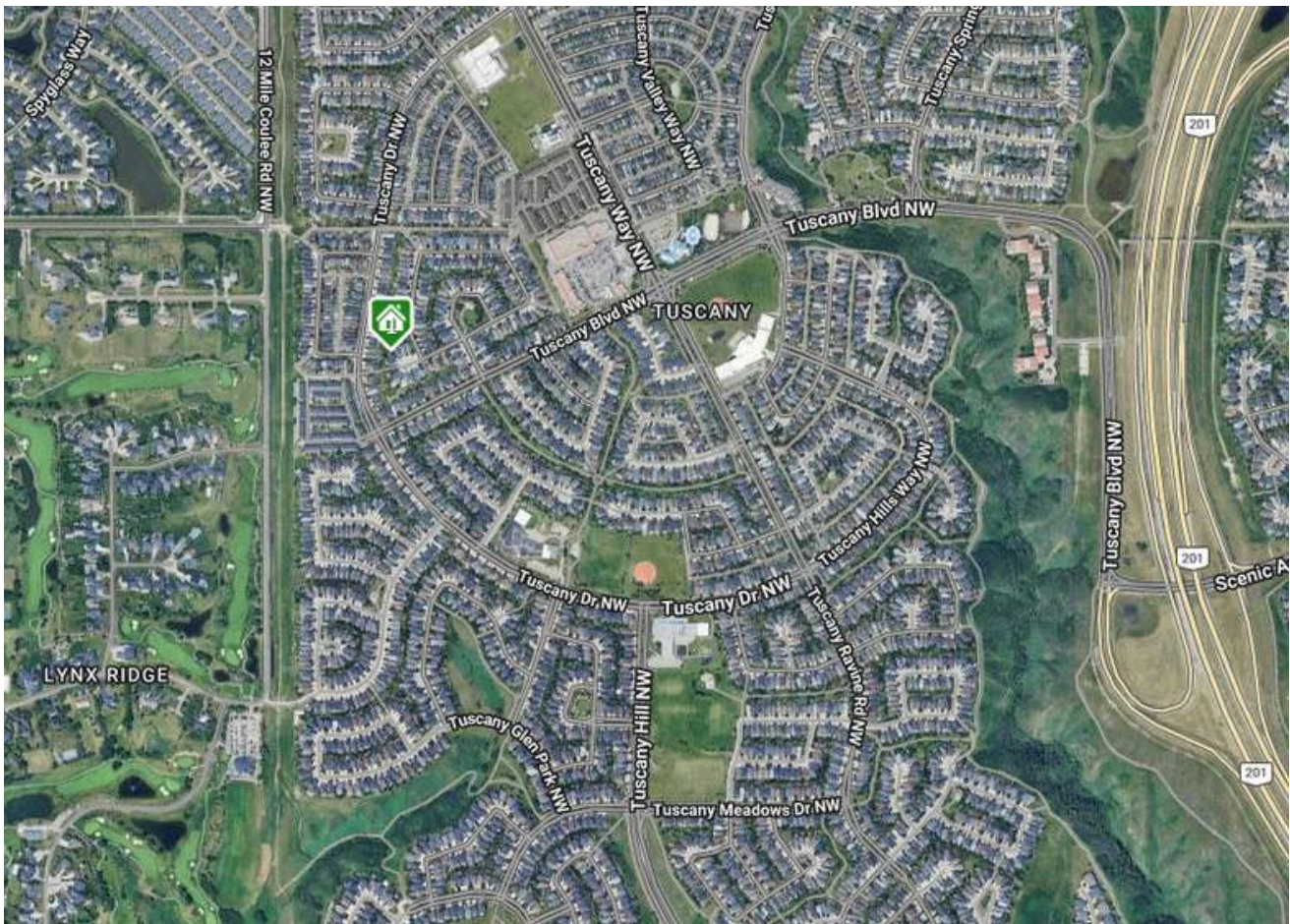
- HOA Include:** Amenities w/HOA
- Goods Include:** Curtains, Primary Bedroom Shelves x3, Towel Shelf in Ensuite, Shelf in Upstairs Bathroom, Wood Shelving in Garage, Playhouse in Backyard, Backyard Shed x2
- Appliances:** Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
- Other Equip:** Curtain Rods
- Goods Exclude:** N/A
- Outbuildings:** Shed
- Assoc Amen:** Clubhouse, Park, Party Room, Playground, Racquet Courts, Recreation Facilities

**Printed Date:** 07/09/2026 1:29:16 PM

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

## Rooms

Type	Level	Dimensions		Type	Level	Dimensions	
2pc Bathroom	Main	5' 6" x 5' 1"	1.68M x 1.55M	Dining Room	Main	8' 11" x 8' 0"	2.72M x 2.44M
Kitchen	Main	11' 8" x 15' 7"	3.56M x 4.75M	Living Room	Main	15' 4" x 15' 8"	4.67M x 4.78M
Pantry	Main	12' 0" x 0' 0"	3.66M x 0.00M	4pc Bathroom	Upper	5' 1" x 8' 4"	1.55M x 2.54M
4pc Ensuite bath	Upper	9' 1" x 10' 8"	2.77M x 3.25M	Bedroom	Upper	9' 2" x 10' 7"	2.79M x 3.22M
Bedroom	Upper	9' 3" x 11' 10"	2.82M x 3.61M	Family Room	Upper	17' 11" x 13' 5"	5.46M x 4.09M
Bedroom - Primary	Upper	13' 4" x 13' 11"	4.06M x 4.24M	4pc Bathroom	BSMT	8' 0" x 8' 3"	2.44M x 2.51M
Den	BSMT	9' 0" x 8' 7"	2.74M x 2.62M	Laundry	BSMT	7' 11" x 8' 8"	2.41M x 2.64M
Game Room	BSMT	20' 5" x 23' 4"	6.22M x 7.11M	Furnace/Utility Roo	BSMT	8' 1" x 19' 2"	2.46M x 5.84M



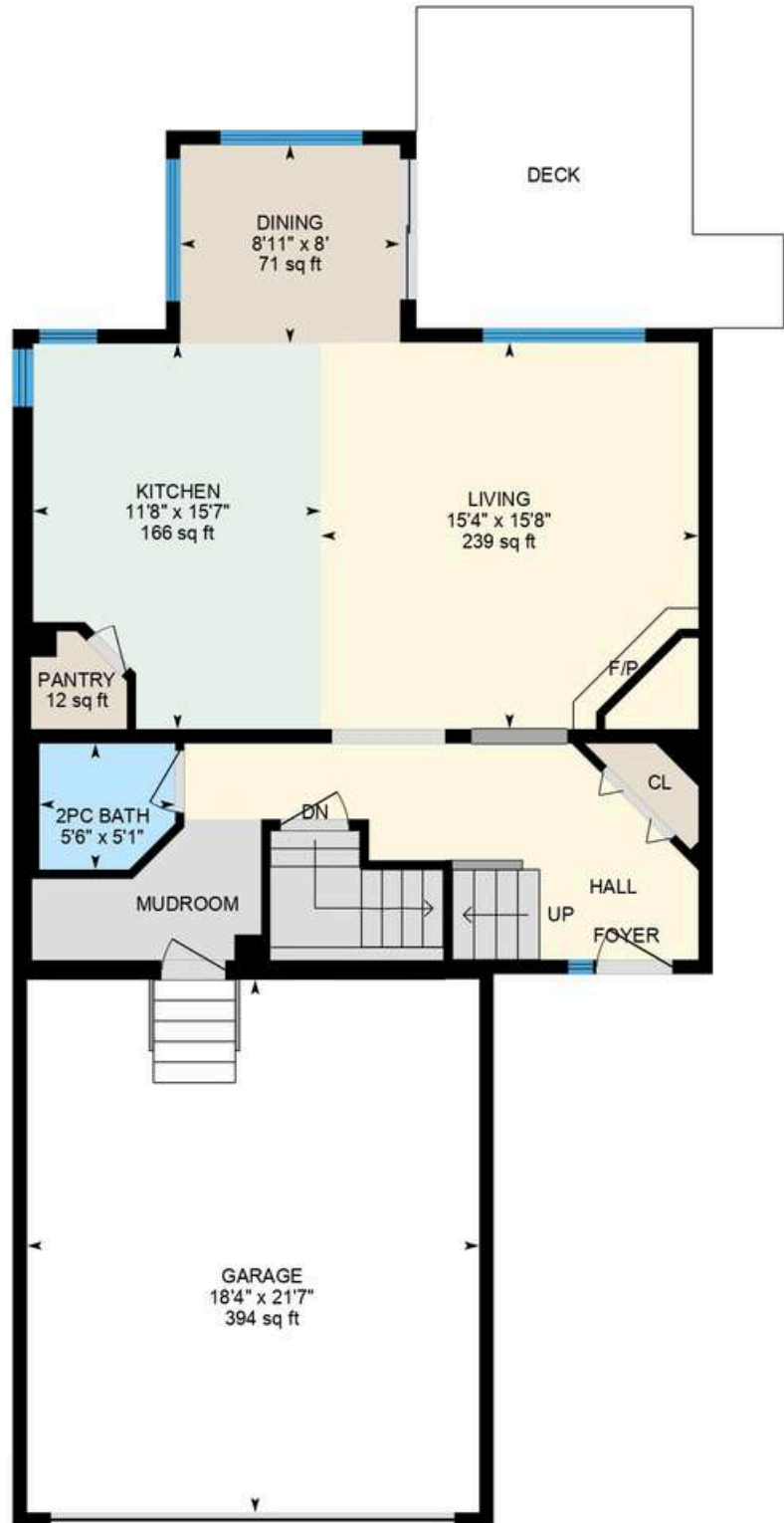
# THE FLOOR PLAN

## MAIN FLOOR:

EXTERIOR AREA:  
818.92 SQ. FT.

INTERIOR AREA:  
743.26 SQ. FT.

EXCLUDED AREA:  
431.79 SQ. FT.



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# THE FLOOR PLAN

## SECOND FLOOR:

EXTERIOR AREA:  
1001.80 SQ. FT.

INTERIOR AREA:  
923.74 SQ. FT.



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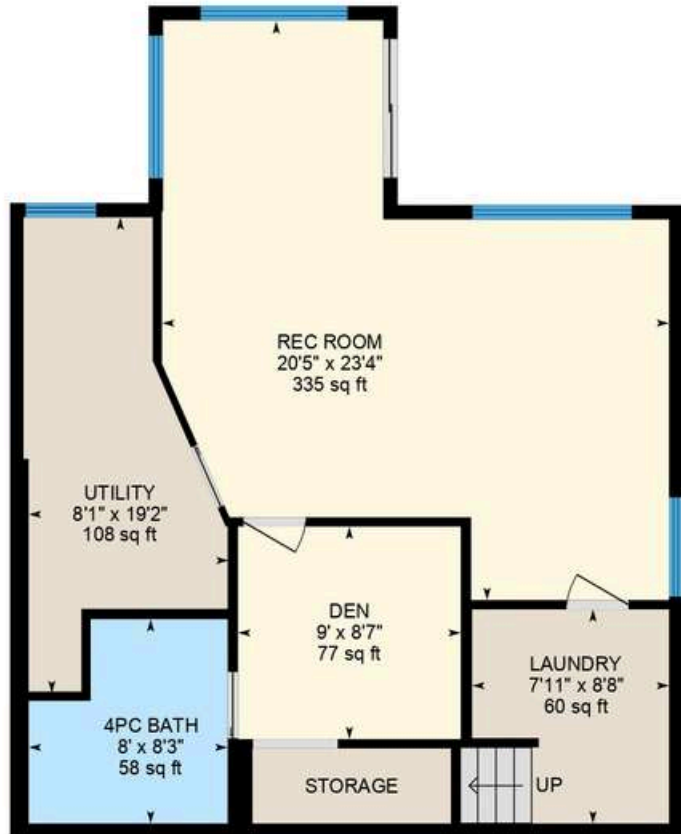
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# THE FLOOR PLAN

## BASEMENT (BELOW GRADE):

EXTERIOR AREA:  
771.24 SQ. FT.

INTERIOR AREA:  
701.82 SQ. FT.



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# ROOM DIMENSIONS

## Main Building

### MAIN FLOOR

2pc Bath: 5'6" x 5'1" | 26 sq ft  
Dining: 8'11" x 8' | 71 sq ft  
Garage: 18'4" x 21'7" | 394 sq ft  
Kitchen: 11'8" x 15'7" | 166 sq ft  
Living: 15'4" x 15'8" | 239 sq ft  
Pantry: 12 sq ft

### 2ND FLOOR

4pc Bath: 5'1" x 8'4" | 42 sq ft  
4pc Ensuite: 9'1" x 10'8" | 72 sq ft  
Bedroom: 9'2" x 10'7" | 97 sq ft  
Bedroom: 9'3" x 11'10" | 109 sq ft  
Family: 17'11" x 13'5" | 238 sq ft  
Primary: 13'4" x 13'11" | 172 sq ft

### BASEMENT

4pc Bath: 8' x 8'3" | 58 sq ft  
Den: 9' x 8'7" | 77 sq ft  
Laundry: 7'11" x 8'8" | 60 sq ft  
Rec Room: 20'5" x 23'4" | 335 sq ft  
Utility: 8'1" x 19'2" | 108 sq ft

## Main Building

### MAIN FLOOR

Interior Area: 743.26 sq ft  
Excluded Area: 431.79 sq ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 818.92 sq ft

### 2ND FLOOR

Interior Area: 923.74 sq ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 1001.80 sq ft

### BASEMENT (Below Grade)

Interior Area: 701.82 sq ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 771.24 sq ft

## Total Above Grade Floor Area, Main Building

Interior Area: 1667.01 sq ft  
Excluded Area: 431.79 sq ft  
Exterior Area: 1820.72 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.

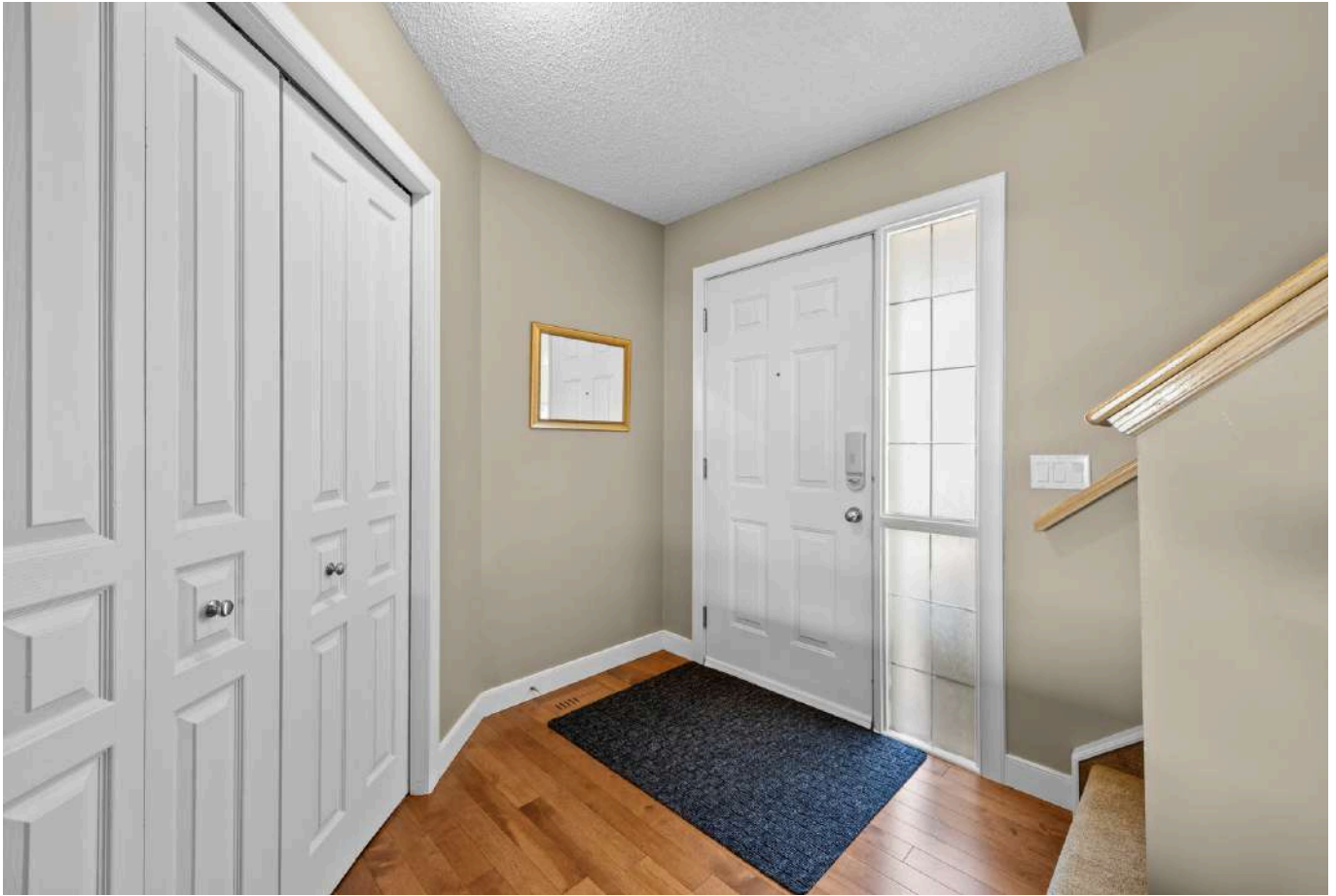
## FLOOR AREA INFORMATION

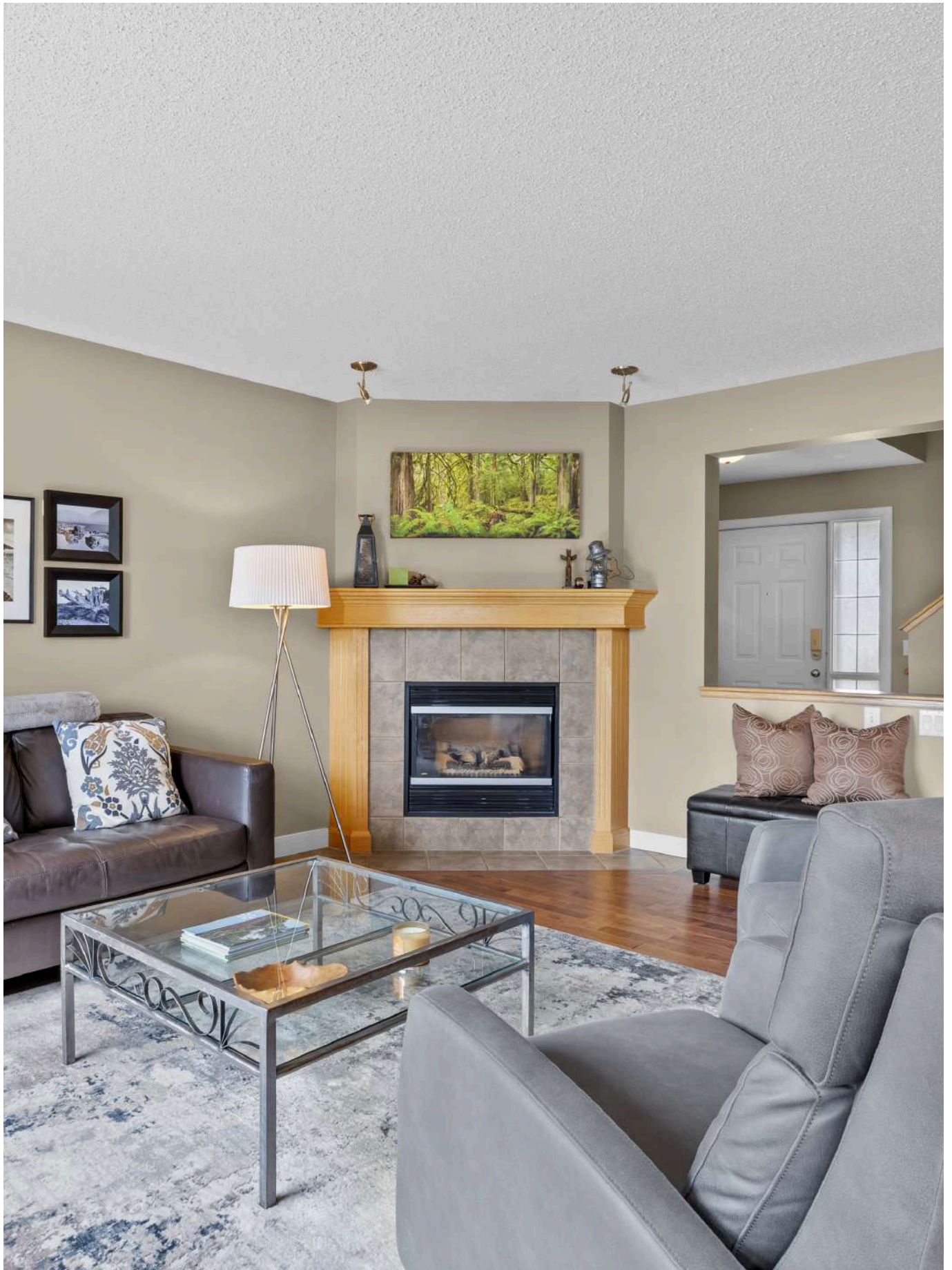
Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

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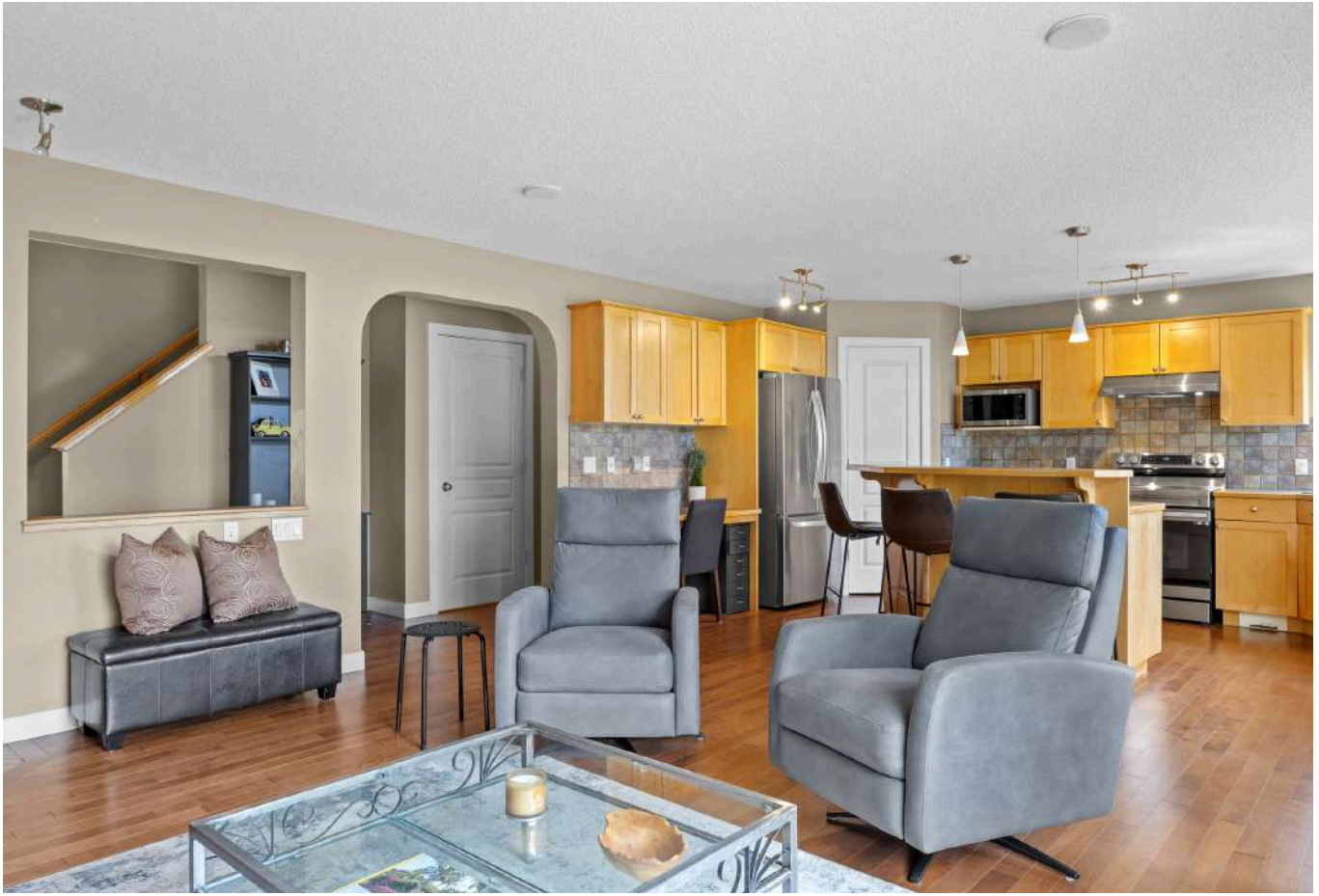
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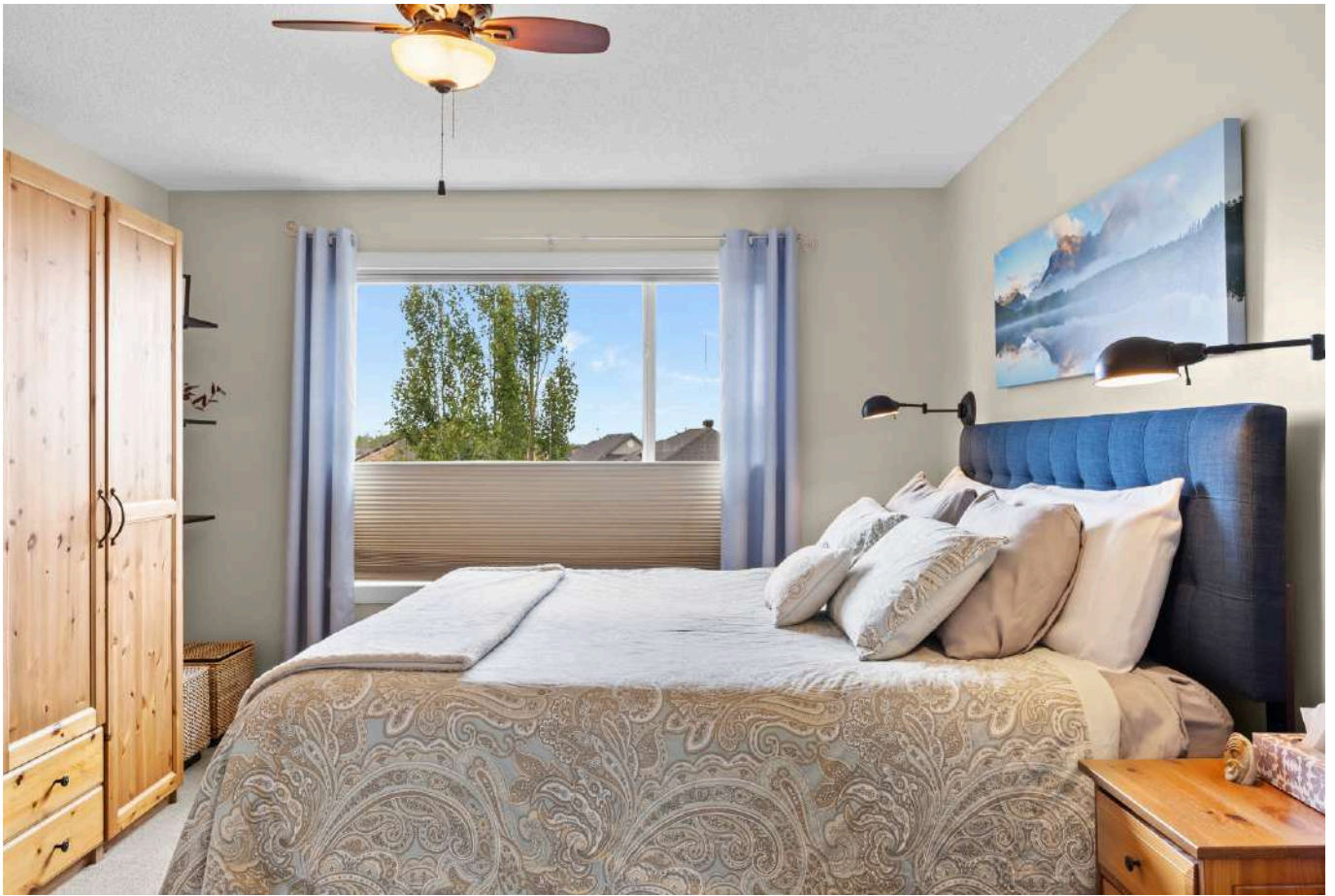












































WELCOME TO

# TUSCANY



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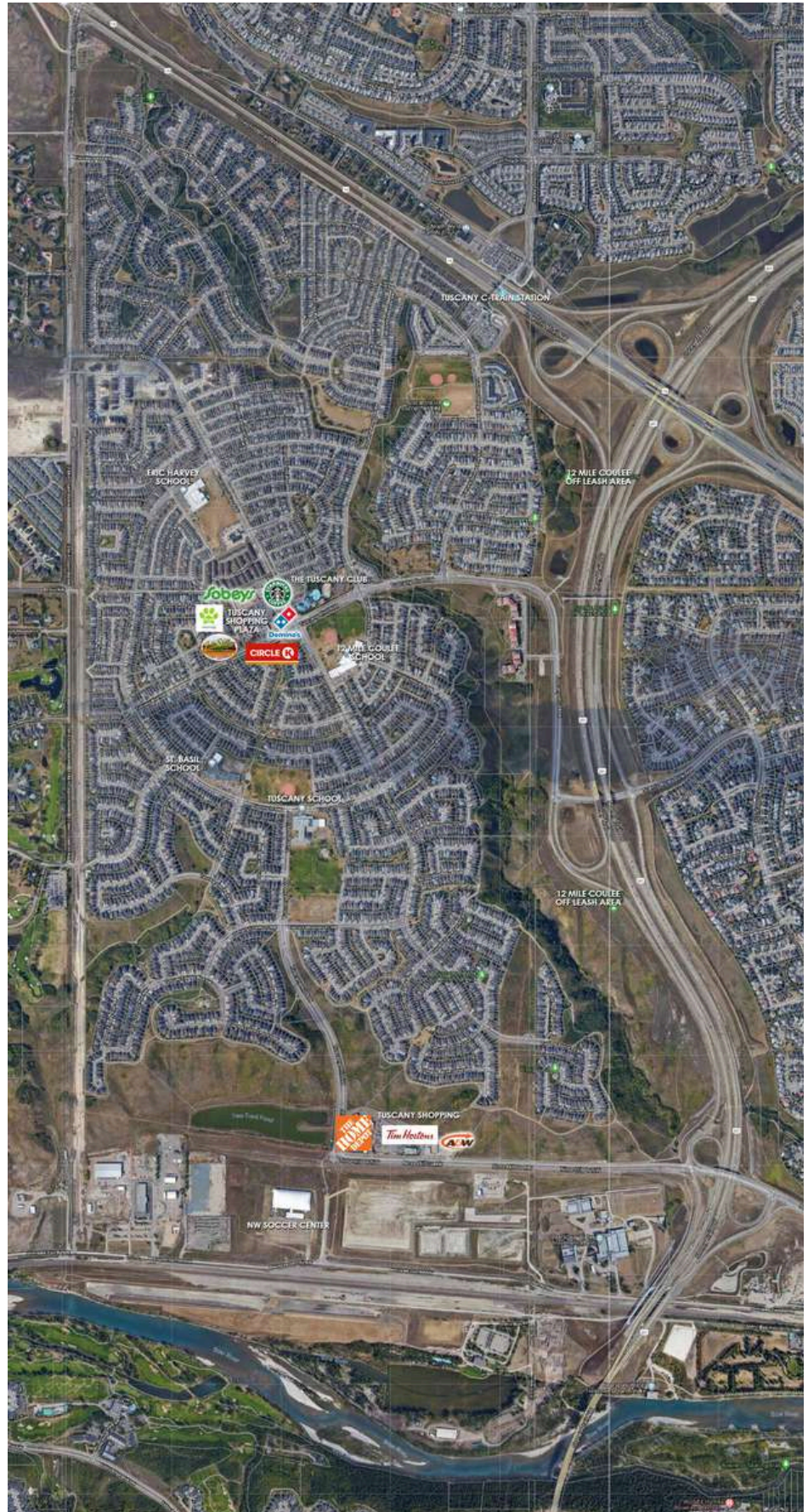
# THE COMMUNITY

## 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:

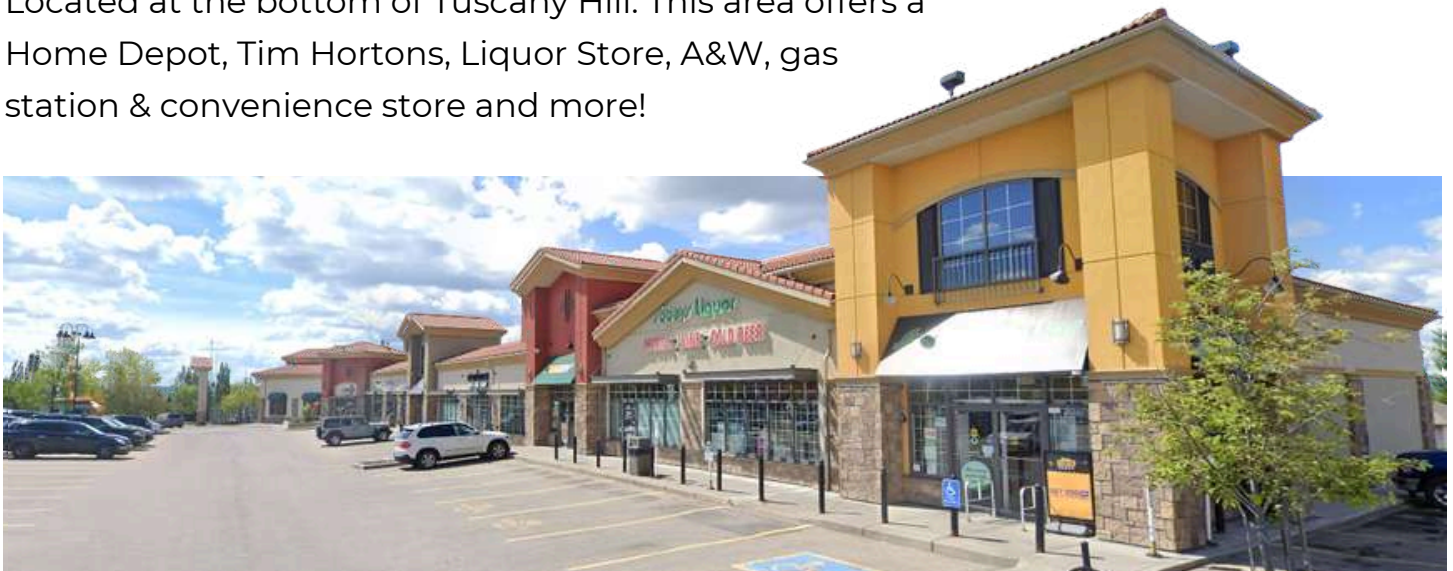
The community offers two shopping areas.

## 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



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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>

