

19 TUSCANY RIDGE HEIGHTS NW

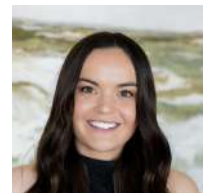


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THE MCKELVIE GROUP

CALGARY & AREA | REAL ESTATE

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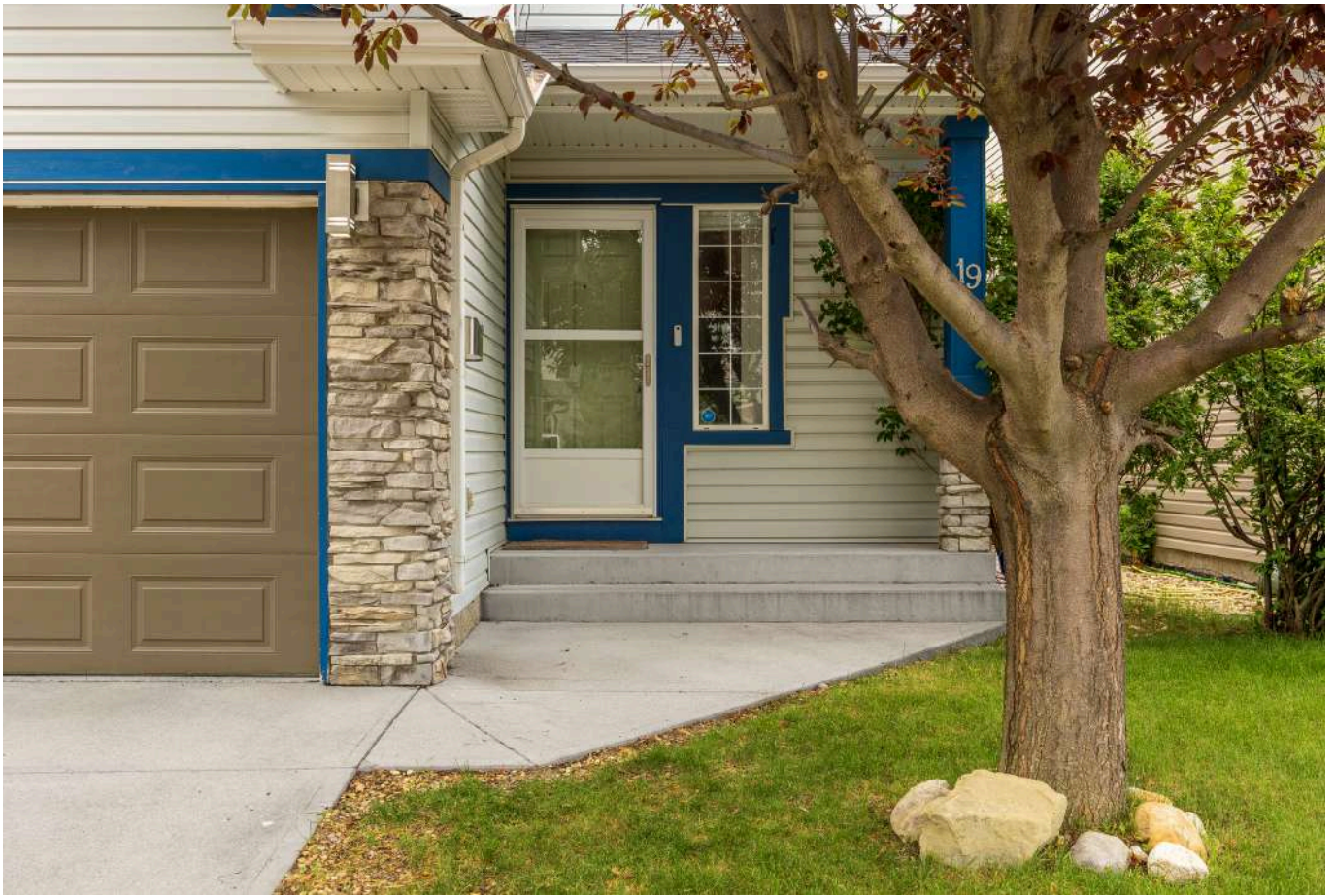
19 TUSCANY RIDGE HEIGHTS NW

Every improvement you'll find throughout this home was completed with long-term ownership in mind, creating spaces that are as practical for everyday family life as they are beautiful to come home to. Designed to make the most of every square foot, this highly sought-after floor plan is defined by expansive windows that flood the principal living spaces with natural light, giving the home a bright, airy feel that lives far larger than its footprint. With the convenience of a single attached garage featuring remote app-controlled access and a Nest smart thermostat for effortless comfort, it offers a level of everyday functionality that quietly makes life easier. Rich vinyl plank flooring guides you from the sunken mudroom into a custom-designed kitchen that naturally brings people together. Finished with quartz countertops, ceiling-height cabinetry, soft-close drawers, premium appliances, and thoughtful storage throughout, it's a space equally suited to weekday breakfasts as it is to evenings spent entertaining family and friends. Every sightline has been considered, allowing the kitchen, dining area, and living room to remain effortlessly connected while still feeling warm and inviting. Outside, the backyard feels wonderfully established. Mature trees provide exceptional privacy, while the composite deck with contemporary glass railing creates an outdoor extension of the home itself. Whether hosting summer barbecues, enjoying your morning coffee, or simply relaxing after a long day, it's the kind of space that becomes part of your daily routine, as it has for our sellers and their family. Upstairs, generously proportioned bedrooms and beautifully renovated bathrooms continue the home's thoughtful design. The primary suite offers a peaceful retreat, complemented by an updated ensuite that blends timeless finishes with everyday practicality. Downstairs, the fully finished basement provides exceptional flexibility, with a spacious recreation area and room to easily create an additional bedroom for guests, teenagers, a home office, or a growing family. Throughout the home, timeless finishes are complemented by carefully chosen touches of colour, giving each room warmth and personality without sacrificing its classic appeal. Every major renovation has already been completed, allowing the next owners to simply settle in and enjoy everything that's been thoughtfully created over the years. Situated in one of Northwest Calgary's most desirable communities, you'll enjoy everything Tuscany is known for: excellent schools, extensive pathway networks, parks, playgrounds, nearby shopping, convenient transit, and quick access west to the mountains. This is a home that has been carefully cared for, thoughtfully improved, genuinely lived in, and it shows.

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19 Tuscany Ridge Heights NW Calgary, AB T3L 2K6

Residential

Active

A2327655

PD:

DOM: 1

LP: \$650,000.00

OP: \$650,000.00

Banner:

Beautifully Updated Family Home. Genuinely Loved. Ready for What's Next.



Class:	Detached	City:	Calgary
County:	Calgary	Subdivision:	Tuscany
Type:	House	Ttl Beds:	3
Levels:	Two	F/H Bth:	2/1
Year Built:	2003	RMS SQFT:	1,481.02
LINC#:	0029843703	LP/SF:	\$438.89
Arch Style:	2 Storey	Suite:	No
# Beds on Main:	0	# EnSuites:	1
# Illegal Suite:	0	# Legal Suite:	0
Possession:	30 Days / Neg	Lot Size:	3498 SF 324.97 SM
Lot Dim:		Lot Depth:	35.05 M 115'
Front Length:	9.53M 31' 3"	Lot:	21
Legal Desc:	0310891;68;21	Condo:	No
Legal Pln:	0310891 Bik: 68	Tax Amt/Yr:	\$4,242.00/2026
Zoning:	R-CG	Loc Imp Amt:	
Title to Lnd:	Fee Simple	Front Exp:	N
Disclosures:	See Attached document		
Restrict:	Restrictive Covenant, Utility Right Of Way		

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

Public Remarks: Every improvement you'll find throughout this home was completed with long-term ownership in mind, creating spaces that are as practical for everyday family life as they are beautiful to come home to. Designed to make the most of every square foot, this highly sought-after floor plan is defined by expansive windows that flood the principal living spaces with natural light, giving the home a bright, airy feel that lives far larger than its footprint. With the convenience of a single attached garage featuring remote app-controlled access and a Nest smart thermostat for effortless comfort, it offers a level of everyday functionality that quietly makes life easier. Rich vinyl plank flooring guides you from the sunken mudroom into a custom-designed kitchen that naturally brings people together. Finished with quartz countertops, ceiling-height cabinetry, soft-close drawers, premium appliances, and thoughtful storage throughout, it's a space equally suited to weekday breakfasts as it is to evenings spent entertaining family and friends. Every sightline has been considered, allowing the kitchen, dining area, and living room to remain effortlessly connected while still feeling warm and inviting. Outside, the backyard feels wonderfully established. Mature trees provide exceptional privacy, while the composite deck with contemporary glass railing creates an outdoor extension of the home itself. Whether hosting summer barbecues, enjoying your morning coffee, or simply relaxing after a long day, it's the kind of space that becomes part of your daily routine, as it has for our sellers and their family. Upstairs, generously proportioned bedrooms and beautifully renovated bathrooms continue the home's thoughtful design. The primary suite offers a peaceful retreat, complemented by an updated ensuite that blends timeless finishes with everyday practicality. Downstairs, the fully finished basement provides exceptional flexibility, with a spacious recreation area and room to easily create an additional bedroom for guests, teenagers, a home office, or a growing family. Throughout the home, timeless finishes are complemented by carefully chosen touches of colour, giving each room warmth and personality without sacrificing its classic appeal. Every major renovation has already been completed, allowing the next owners to simply settle in and enjoy everything that's been thoughtfully created over the years. Situated in one of Northwest Calgary's most desirable communities, you'll enjoy everything Tuscany is known for: excellent schools, extensive pathway networks, parks, playgrounds, nearby shopping, convenient transit, and quick access west to the mountains. This is a home that has been carefully cared for, thoughtfully improved, genuinely lived in, and it shows.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P					
Baths:	0	1	0	1	0	0	Bed Abv: 3	Main: 68.84	Mtr2	740.94	SqFt
EnSt Bth:	0	0	1	0	0	0	Rms Abv: 6	Upper: 68.76	Mtr2	740.08	SqFt
Garage Dims (L x W):	11' 3" x 19' 5"							Blw Grade: 61.39	Mtr2	660.81	SqFt
								Total AG: 137.59	Mtr2	1,481.02	SqFt

Property Information

Basement:	Full	Laundry Ft:	In Basement
Basement Dev:	Finished	Basement Ft:	Other
Heating:	Forced Air, Natural Gas	Cooling:	None
Construction:	See Remarks, Vinyl Siding	Fireplaces:	2/Electric, Gas
Foundation:	Poured Concrete	Flooring:	Tile, Vinyl Plank
Exterior Feat:	Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Patio/Porch:	Deck, See Remarks
Reports:	Floor Plans, RMS Supplements, Title		
Parking:	Single Garage Attached Total: 2		
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, Quartz Counters, See Remarks		
Comm Feature:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths		
Lot Features:	Back Yard, Close to Clubhouse, Landscaped, Secluded, See Remarks		
HOA:	\$313.78/Annually		
HOA Include:	Amenities w/HOA		
Goods Include:	Tv bracket(s) and Garage mezzanine		
Appliances:	Dishwasher, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings		
Other Equip:	Garage Door Opener		
Goods Exclude:	Murphy bed & Desk (drywall and paint fully repaired prior to possession), Painting above fireplace, Dyson vacuum & wall mount, Garage bike hooks, Basement refrigerator, TV, wall-mounted speakers in the living room, Freezer (basement), Wall mounted jewelry shelf in secondary bedroom		
Assoc Amen:	Clubhouse, Community Gardens, Park, Picnic Area, Playground, Recreation Facilities		

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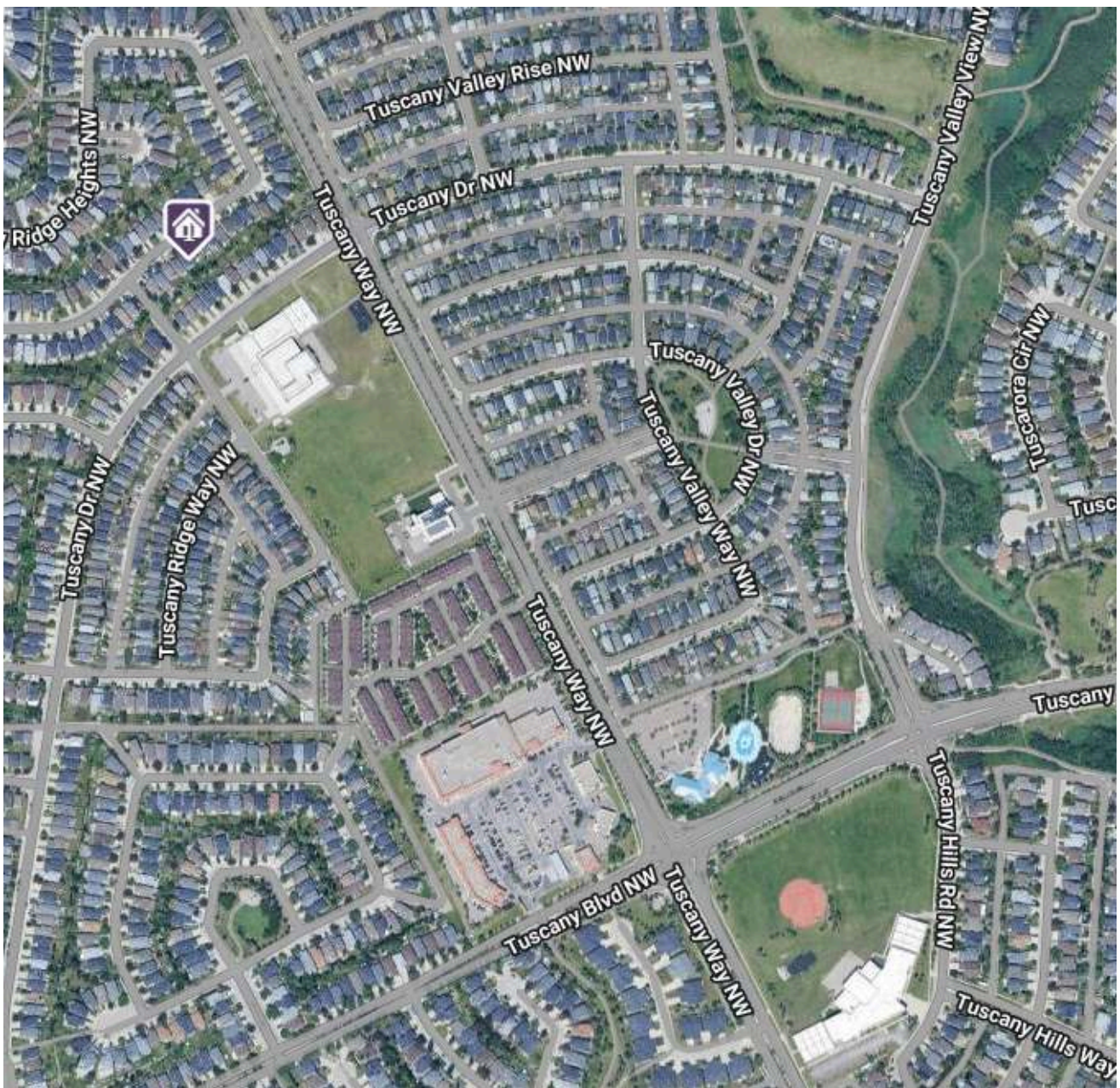
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Rooms

Type	Level	Dimensions		Type	Level	Dimensions	
Kitchen	Main	12' 4" x 19' 1"	3.76M x 5.82M	Dining Room	Main	9' 1" x 7' 6"	2.77M x 2.29M
Living Room	Main	16' 1" x 13' 5"	4.90M x 4.09M	2pc Bathroom	Main	7' 0" x 2' 11"	2.13M x 0.89M
Bedroom	2nd	10' 6" x 10' 7"	3.20M x 3.22M	Bedroom	2nd	10' 7" x 10' 7"	3.22M x 3.22M
Bedroom - Primary	2nd	17' 7" x 12' 8"	5.36M x 3.86M	3pc Ensuite bath	2nd	4' 11" x 7' 10"	1.50M x 2.39M
4pc Bathroom	2nd	4' 11" x 8' 2"	1.50M x 2.49M	Family Room	BSMT	21' 1" x 16' 5"	6.42M x 5.00M
Exercise Room	BSMT	9' 6" x 12' 2"	2.90M x 3.71M	Furnace/Utility Roo	BSMT	5' 11" x 8' 9"	1.80M x 2.67M
Furnace/Utility Roo	BSMT	11' 7" x 17' 4"	3.53M x 5.28M				



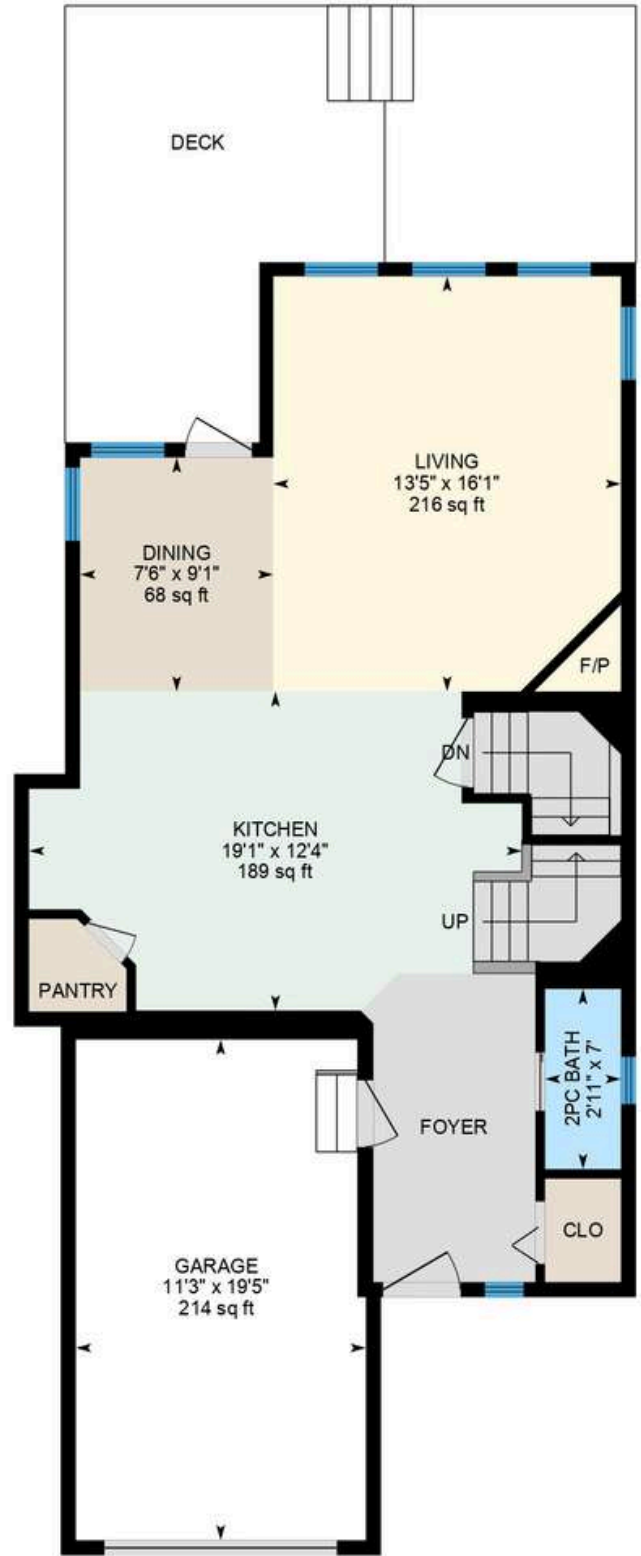
THE FLOOR PLAN

MAIN FLOOR:

EXTERIOR AREA:
740.94 SQ. FT.

INTERIOR AREA:
661.00 SQ. FT.

EXCLUDED AREA:
238.89 SQ. FT.



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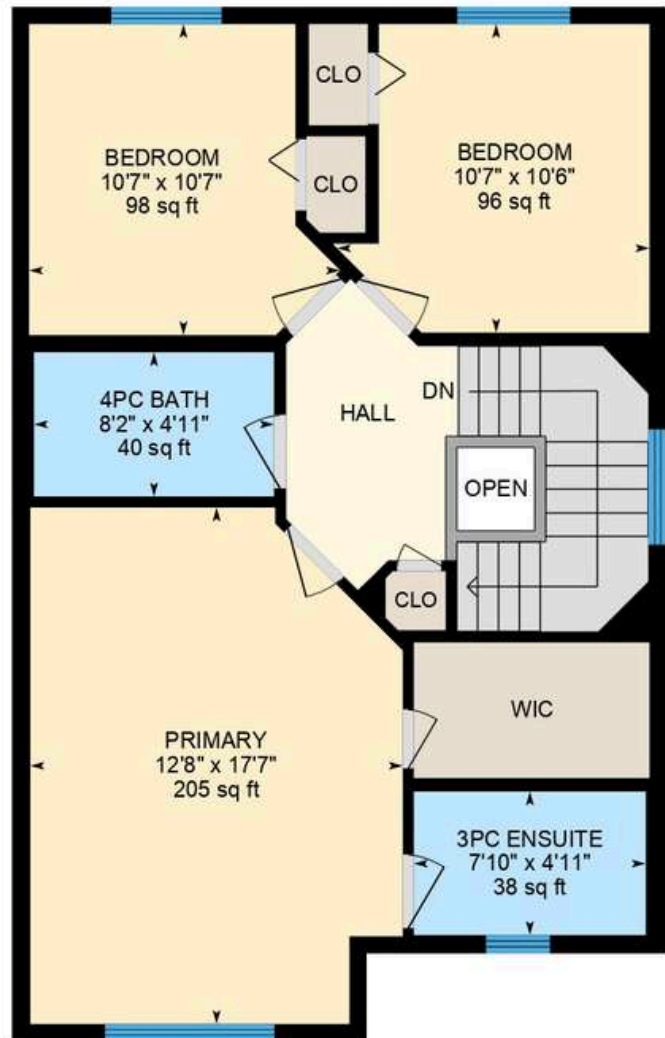
THE FLOOR PLAN

SECOND FLOOR:

EXTERIOR AREA:
740.08 SQ. FT.

INTERIOR AREA:
674.50 SQ. FT.

EXCLUDED AREA:
7.50 SQ. FT.



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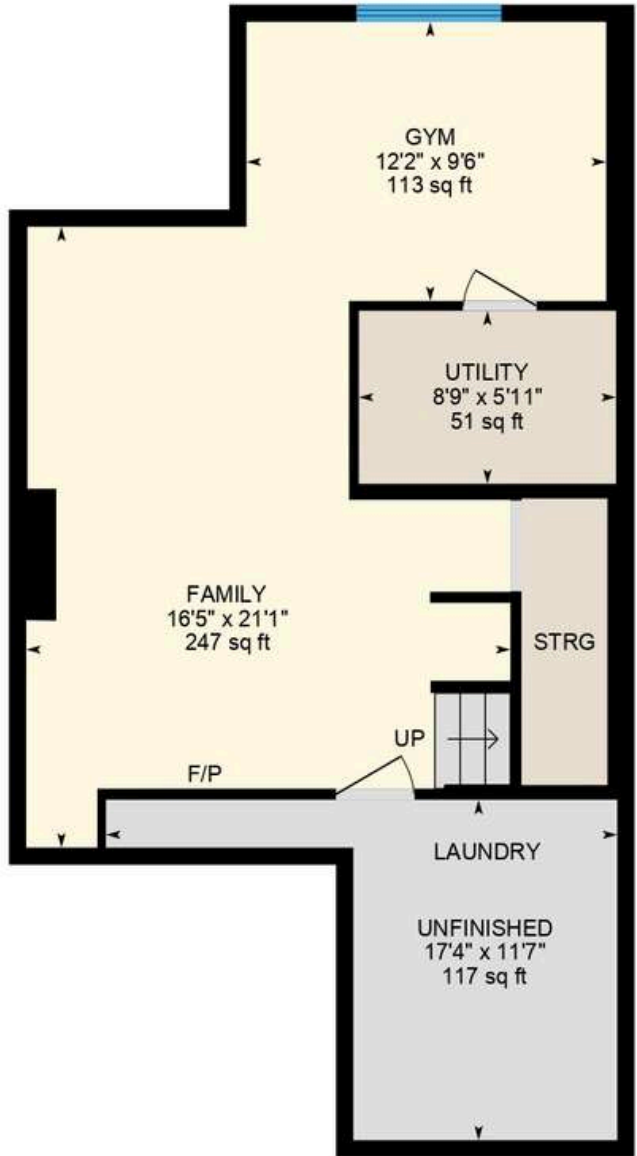
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THE FLOOR PLAN

BASEMENT (BELOW GRADE):

EXTERIOR AREA:
660.81 SQ. FT.

INTERIOR AREA:
591.90 SQ. FT.



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ROOM DIMENSIONS

Main Building

MAIN FLOOR

2pc Bath: 2'11" x 7' | 21 sq ft
Dining: 7'6" x 9'1" | 68 sq ft
Garage: 11'3" x 19'5" | 214 sq ft
Kitchen: 19'1" x 12'4" | 189 sq ft
Living: 13'5" x 16'1" | 216 sq ft

2ND FLOOR

3pc Ensuite: 7'10" x 4'11" | 38 sq ft
4pc Bath: 8'2" x 4'11" | 40 sq ft
Bedroom: 10'7" x 10'6" | 96 sq ft
Bedroom: 10'7" x 10'7" | 98 sq ft
Primary: 12'8" x 17'7" | 205 sq ft

BASEMENT

Family: 16'5" x 21'1" | 247 sq ft
Gym: 12'2" x 9'6" | 113 sq ft
Unfinished: 17'4" x 11'7" | 117 sq ft
Utility: 8'9" x 5'11" | 51 sq ft

Main Building

MAIN FLOOR

Interior Area: 661.00 sq ft
Excluded Area: 238.89 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 740.94 sq ft

2ND FLOOR

Interior Area: 674.50 sq ft
Excluded Area: 7.50 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 740.08 sq ft

BASEMENT (Below Grade)

Interior Area: 591.90 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 660.81 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1335.50 sq ft
Excluded Area: 246.39 sq ft
Exterior Area: 1481.02 sq ft

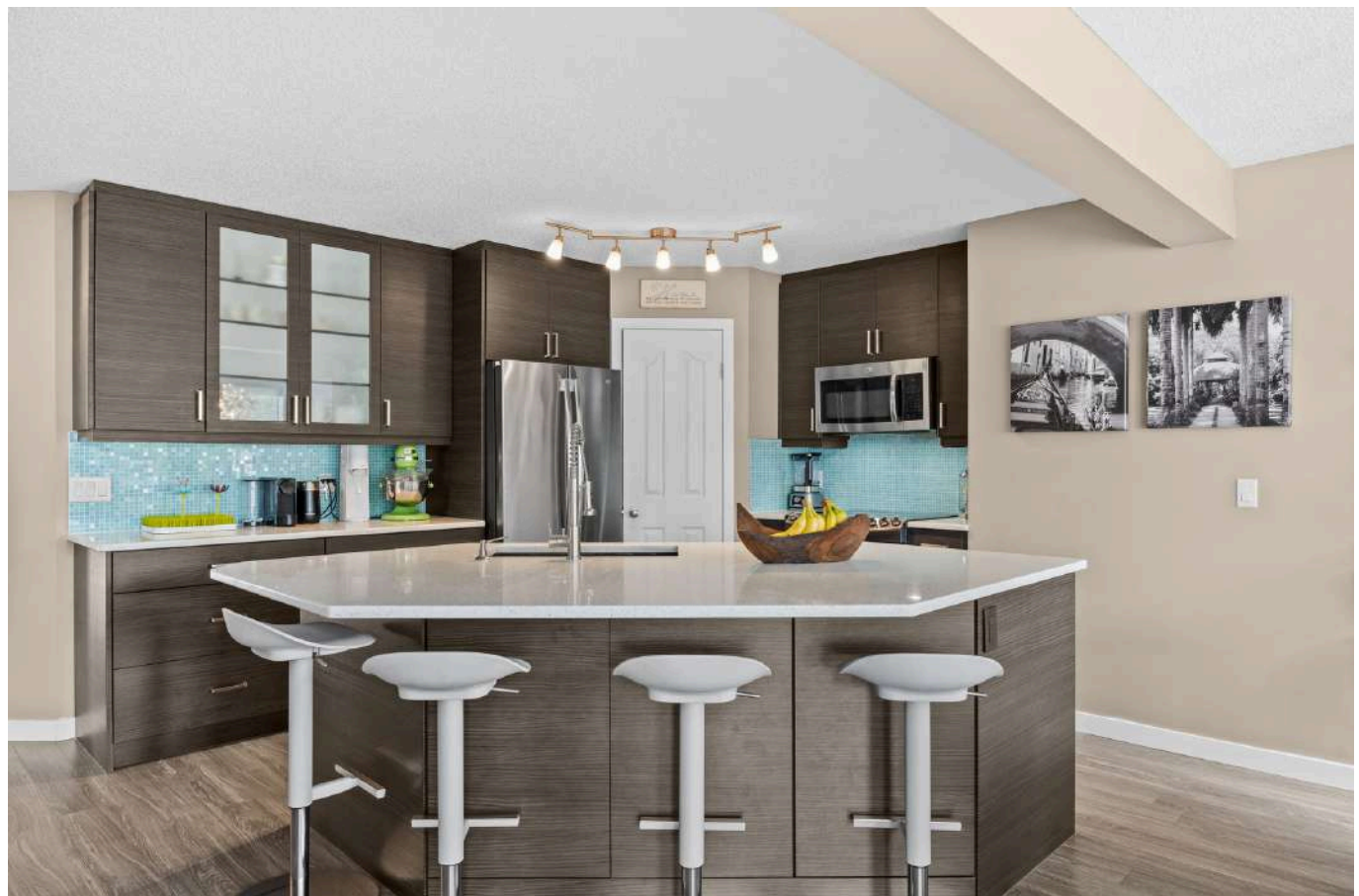
ROOM MEASUREMENTS

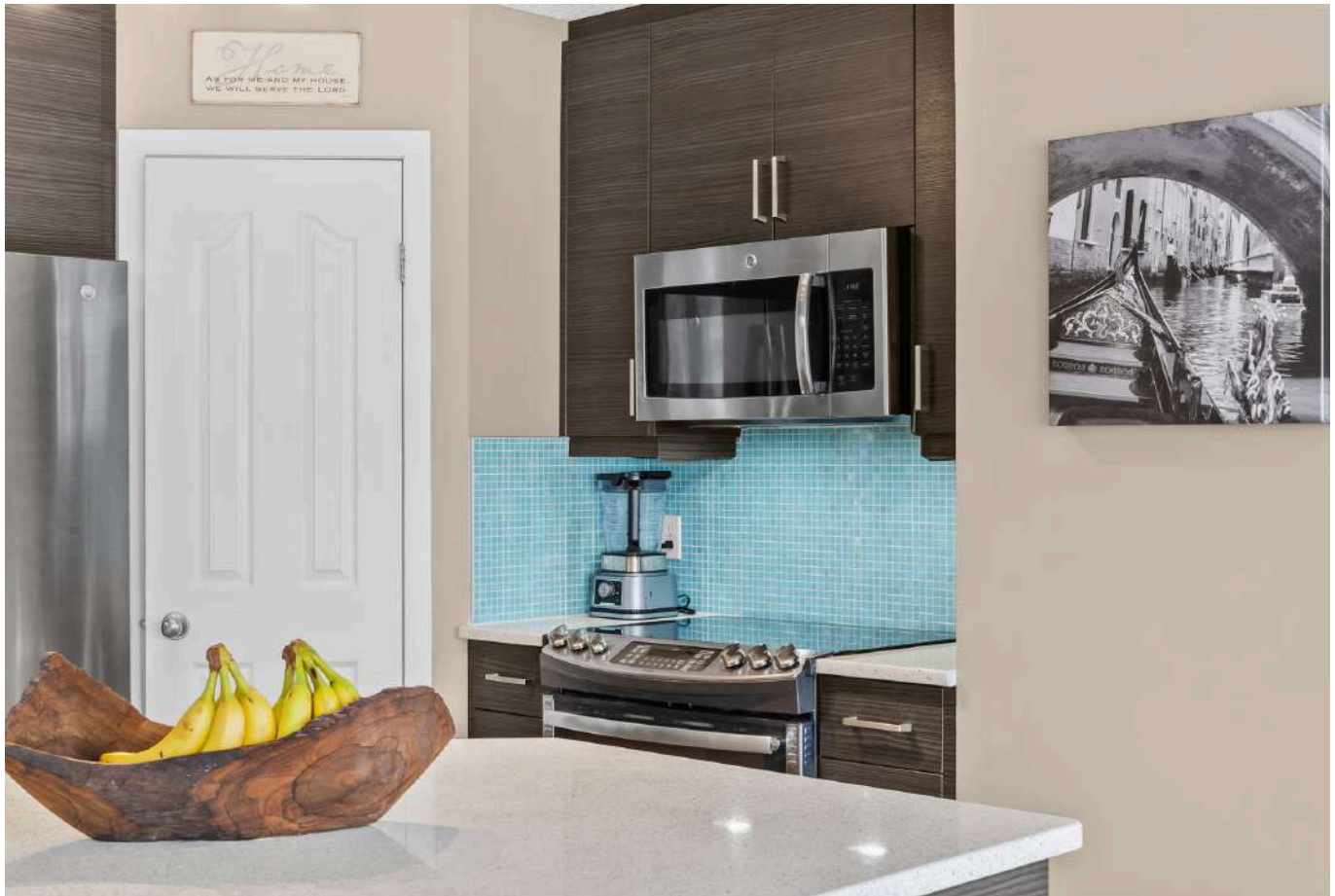
Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

FLOOR AREA INFORMATION

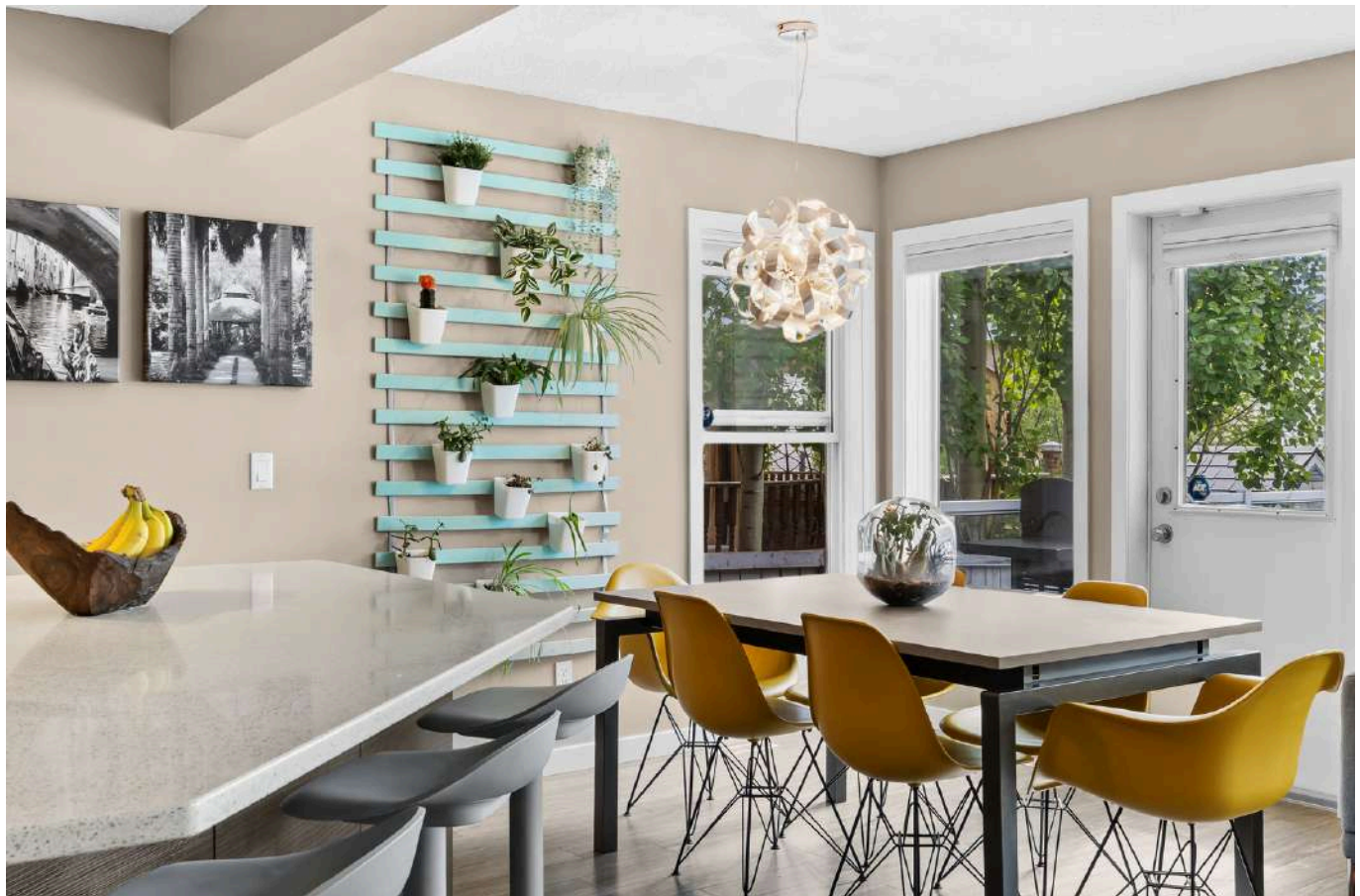
Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.



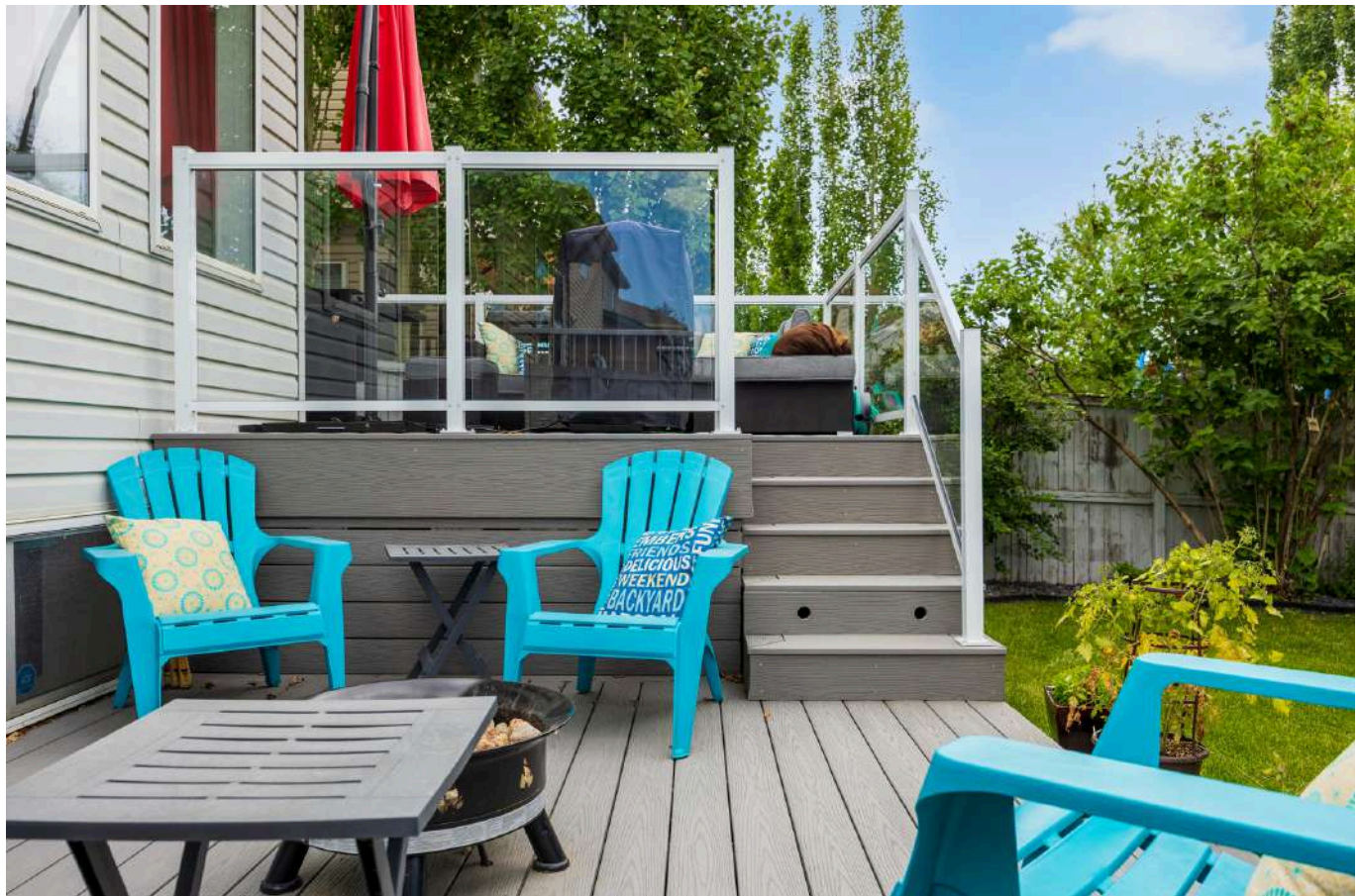


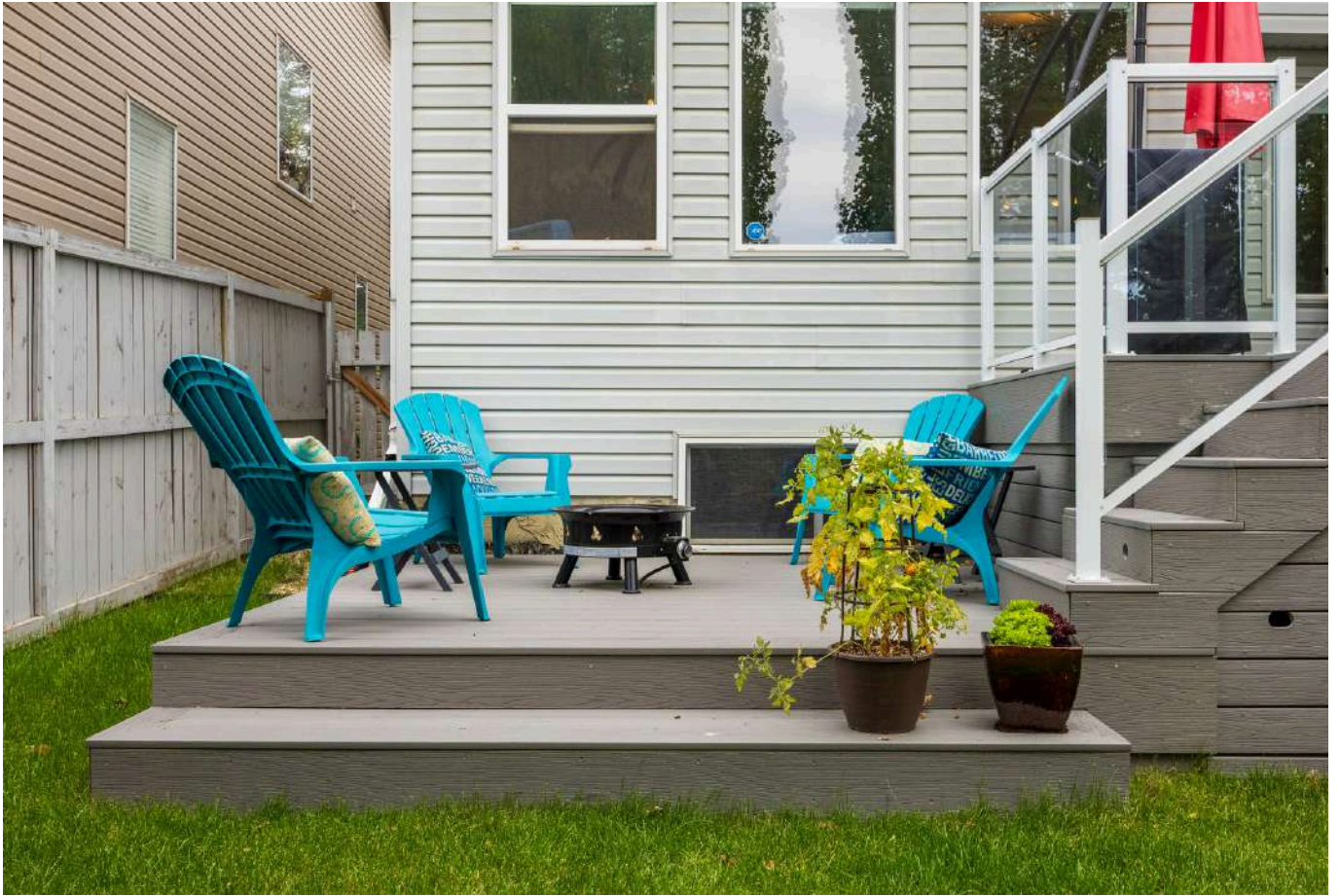






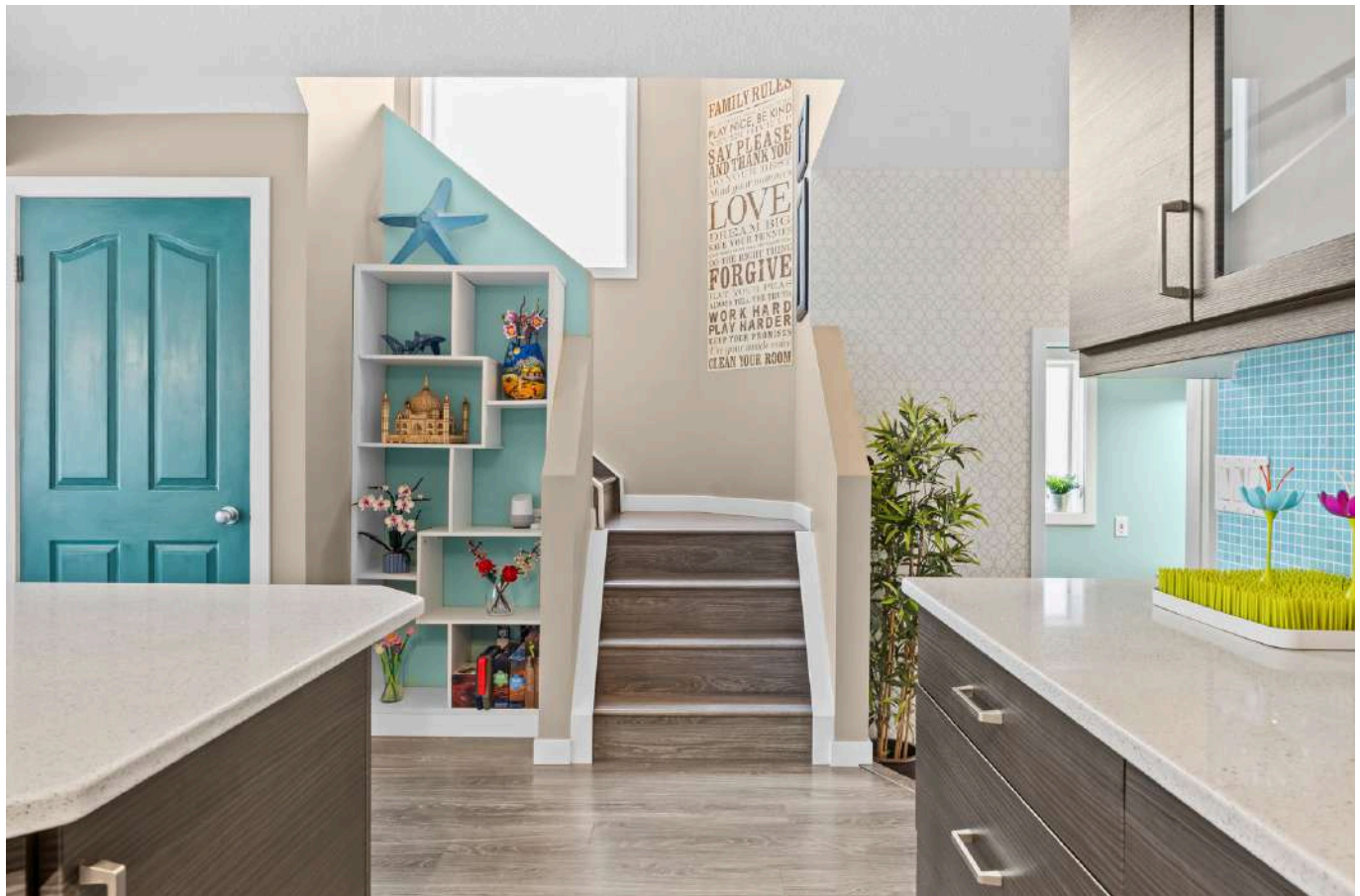




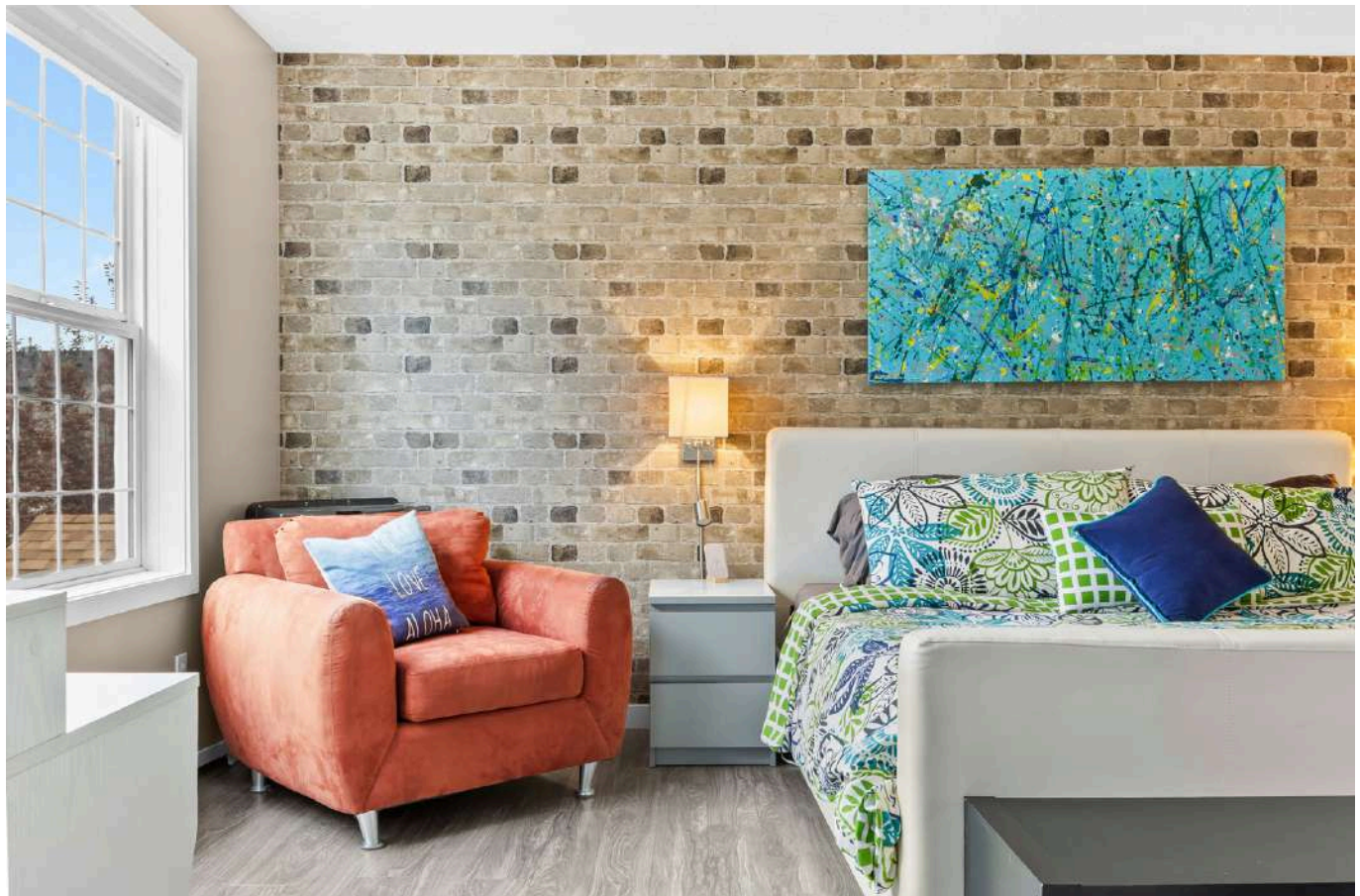


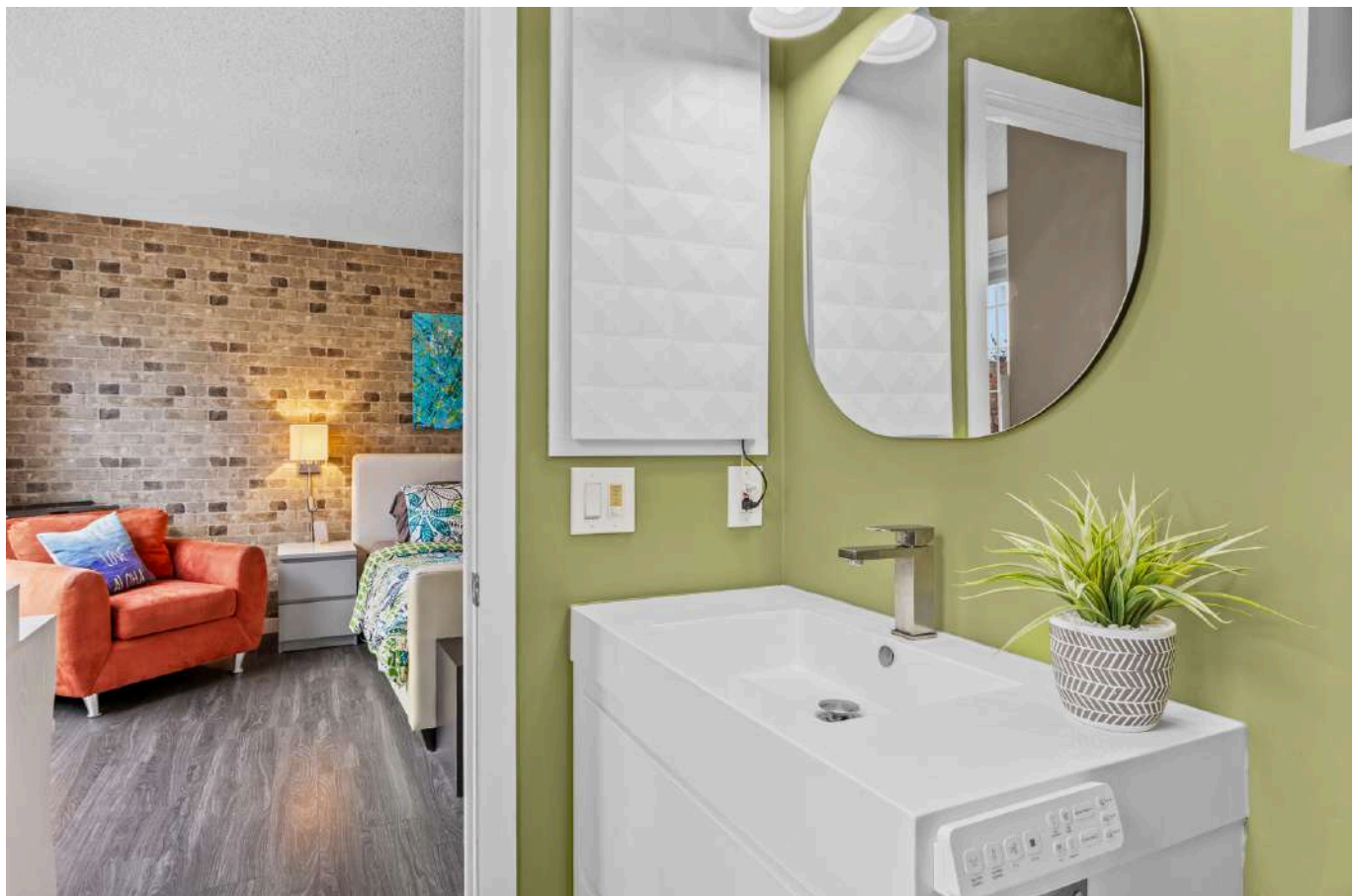
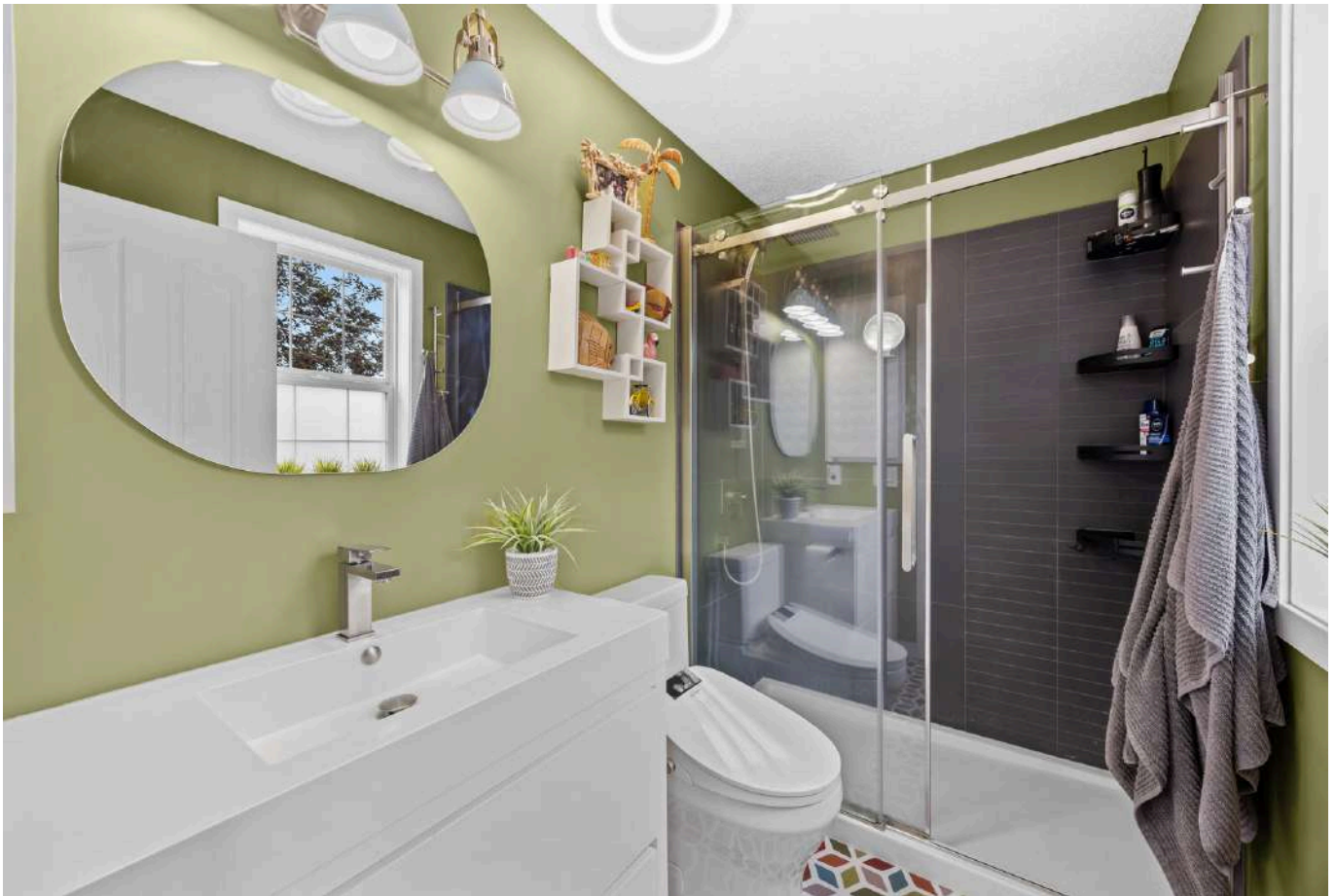




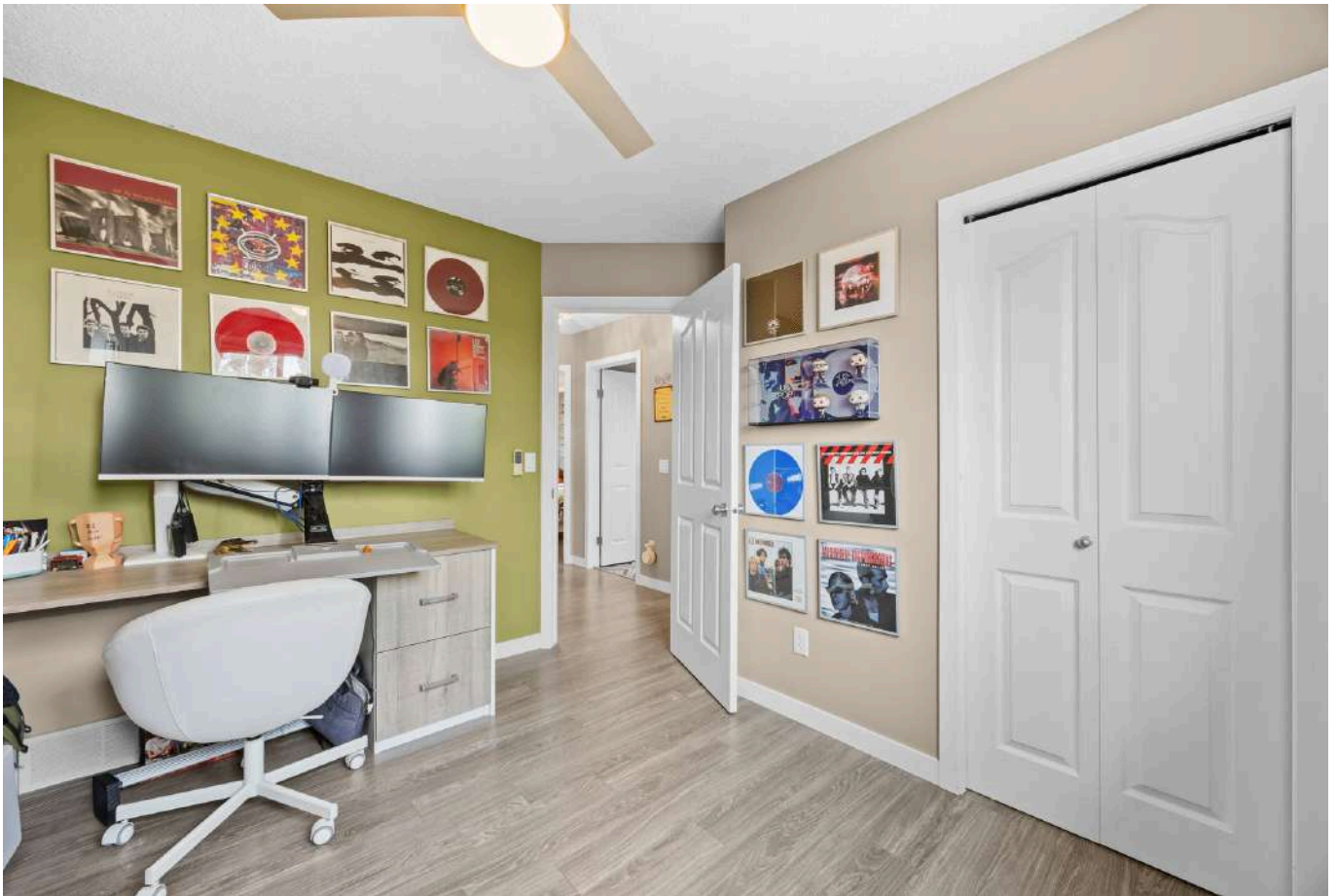














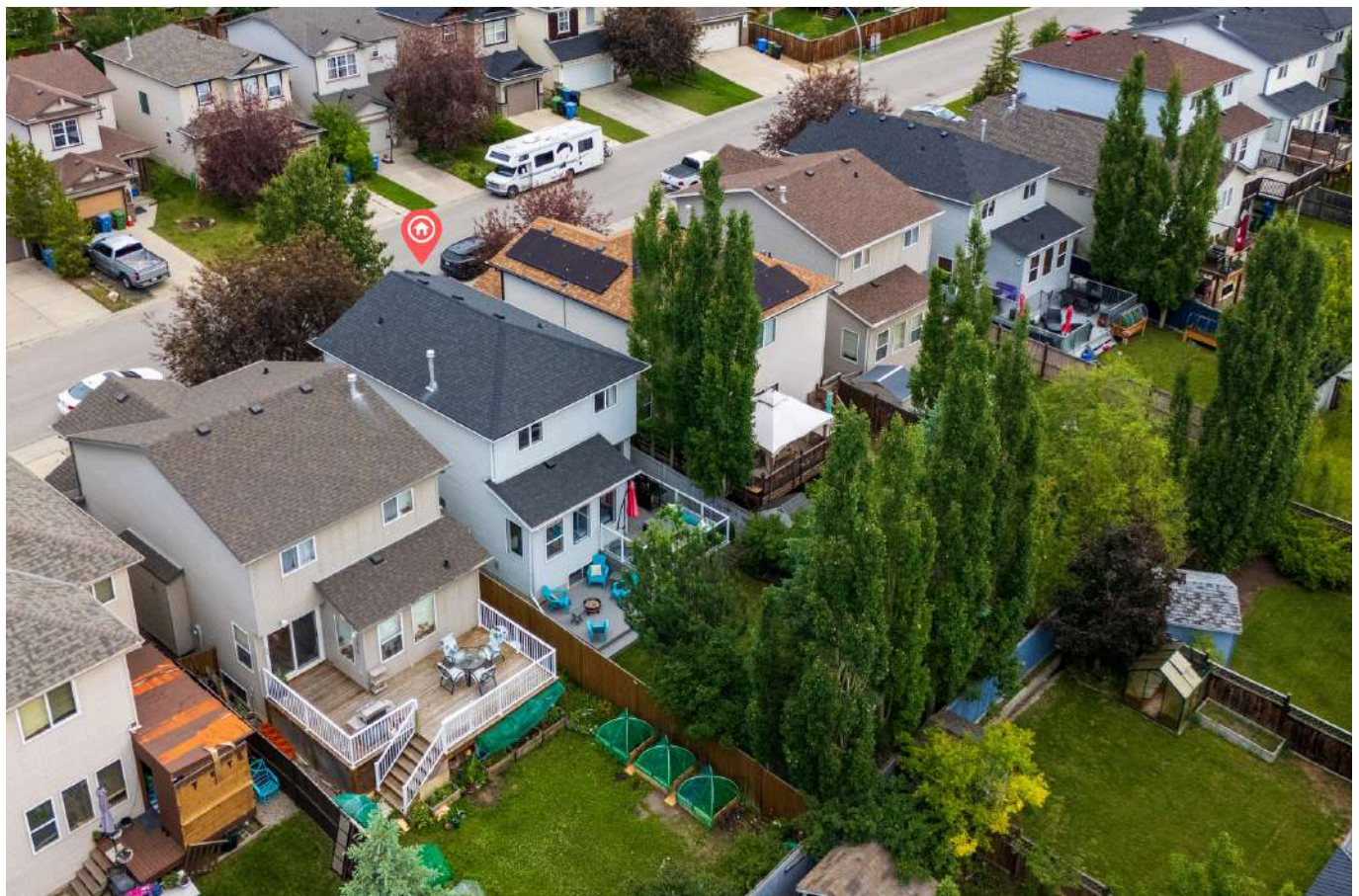




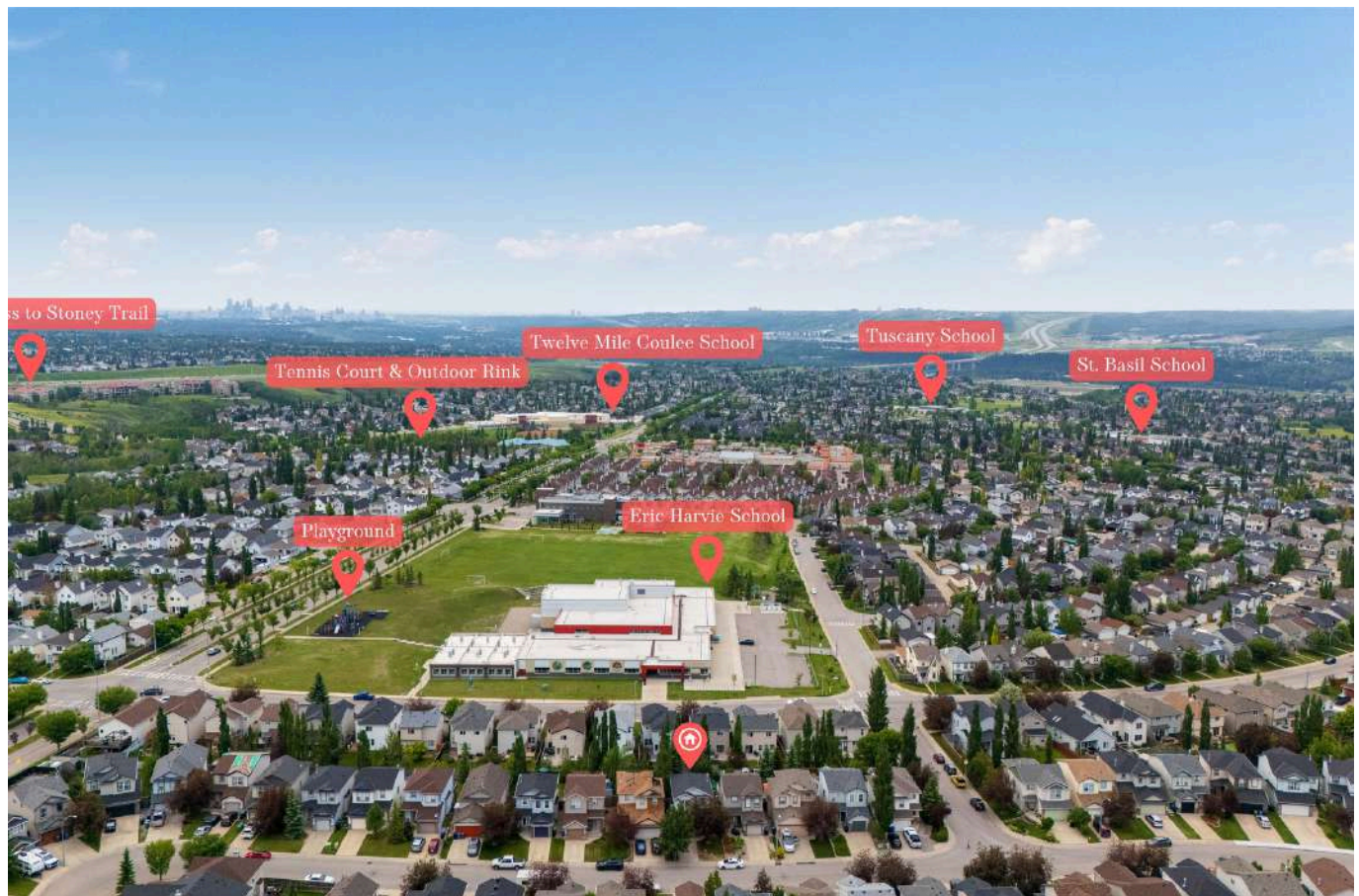
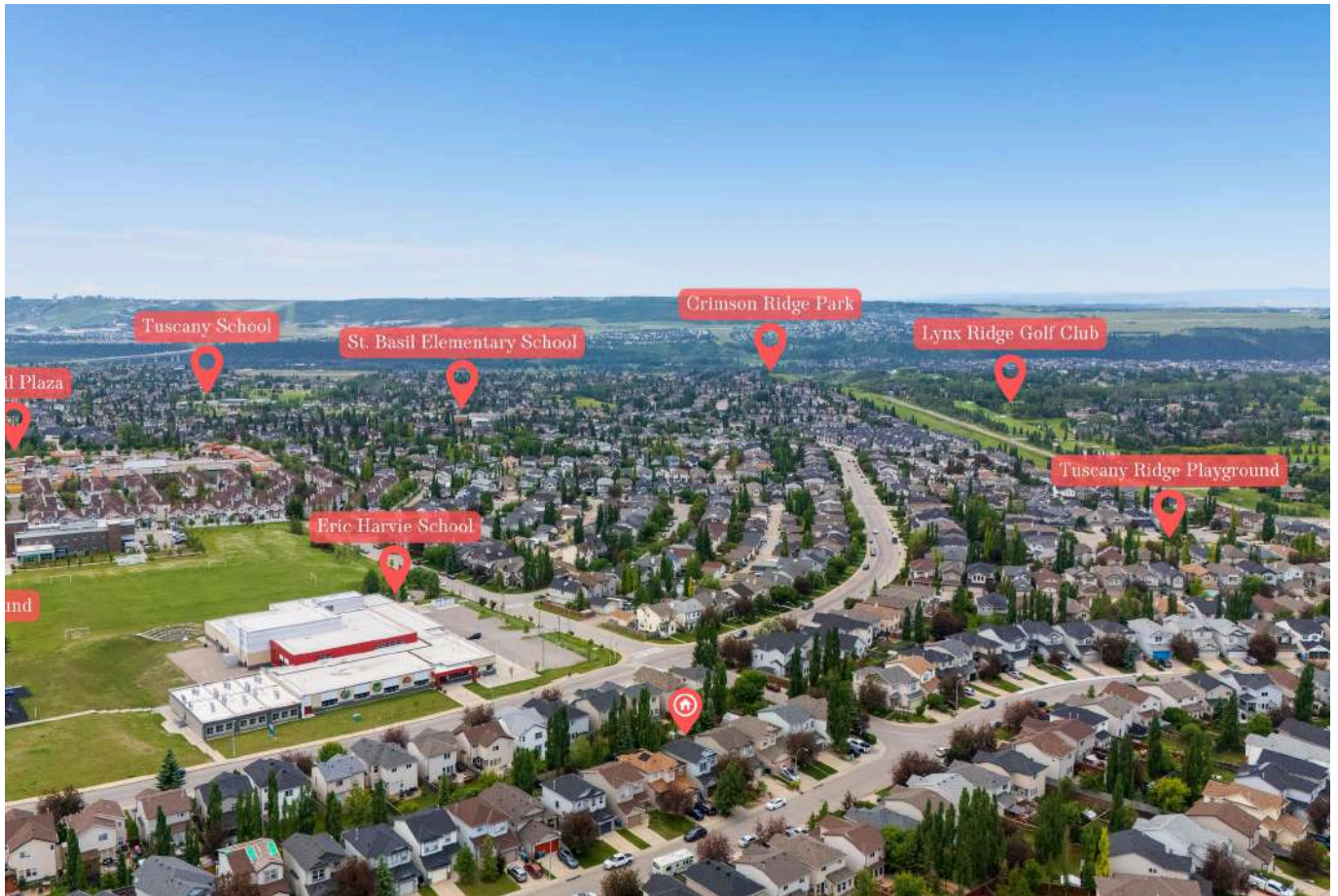


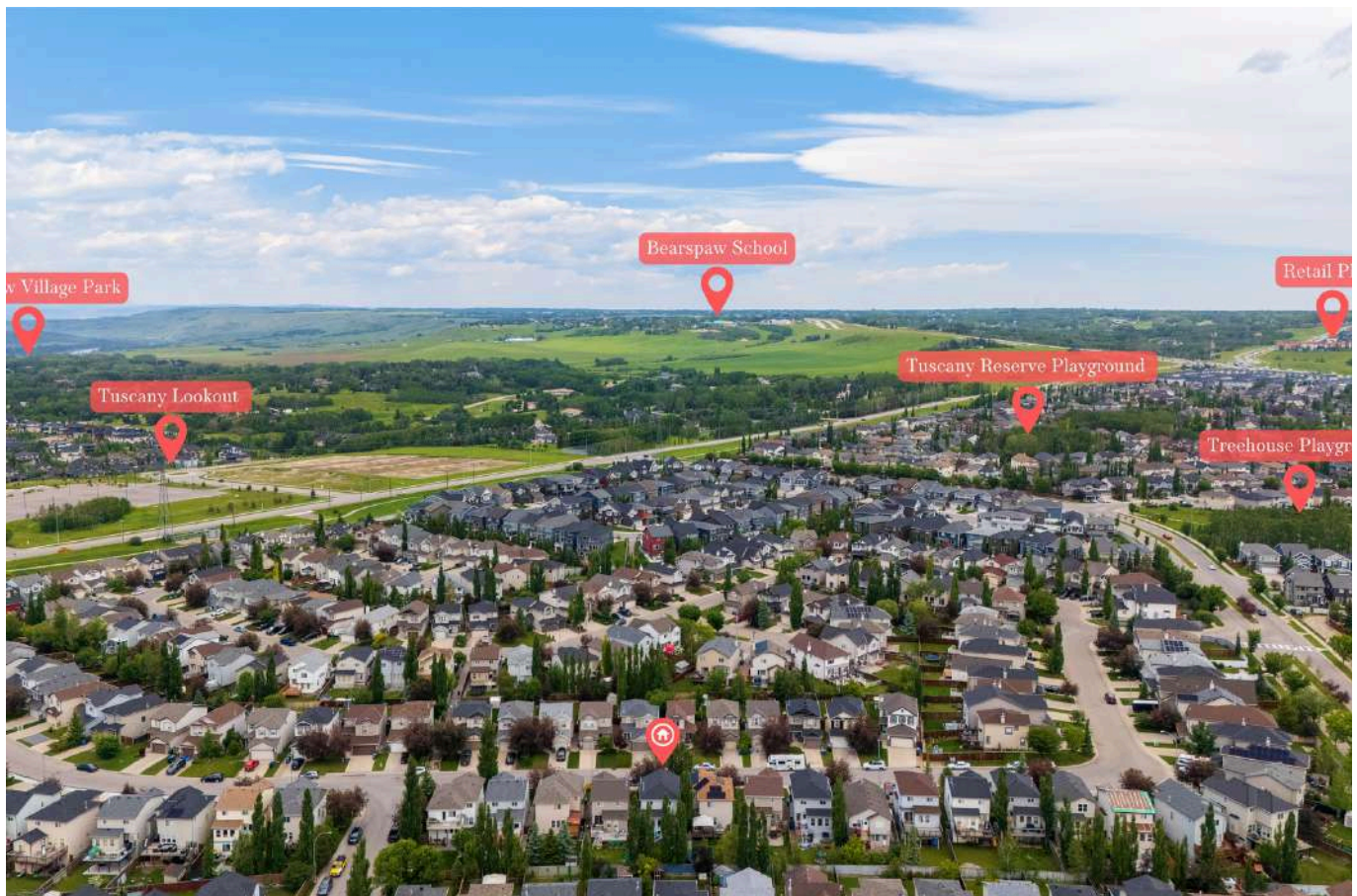


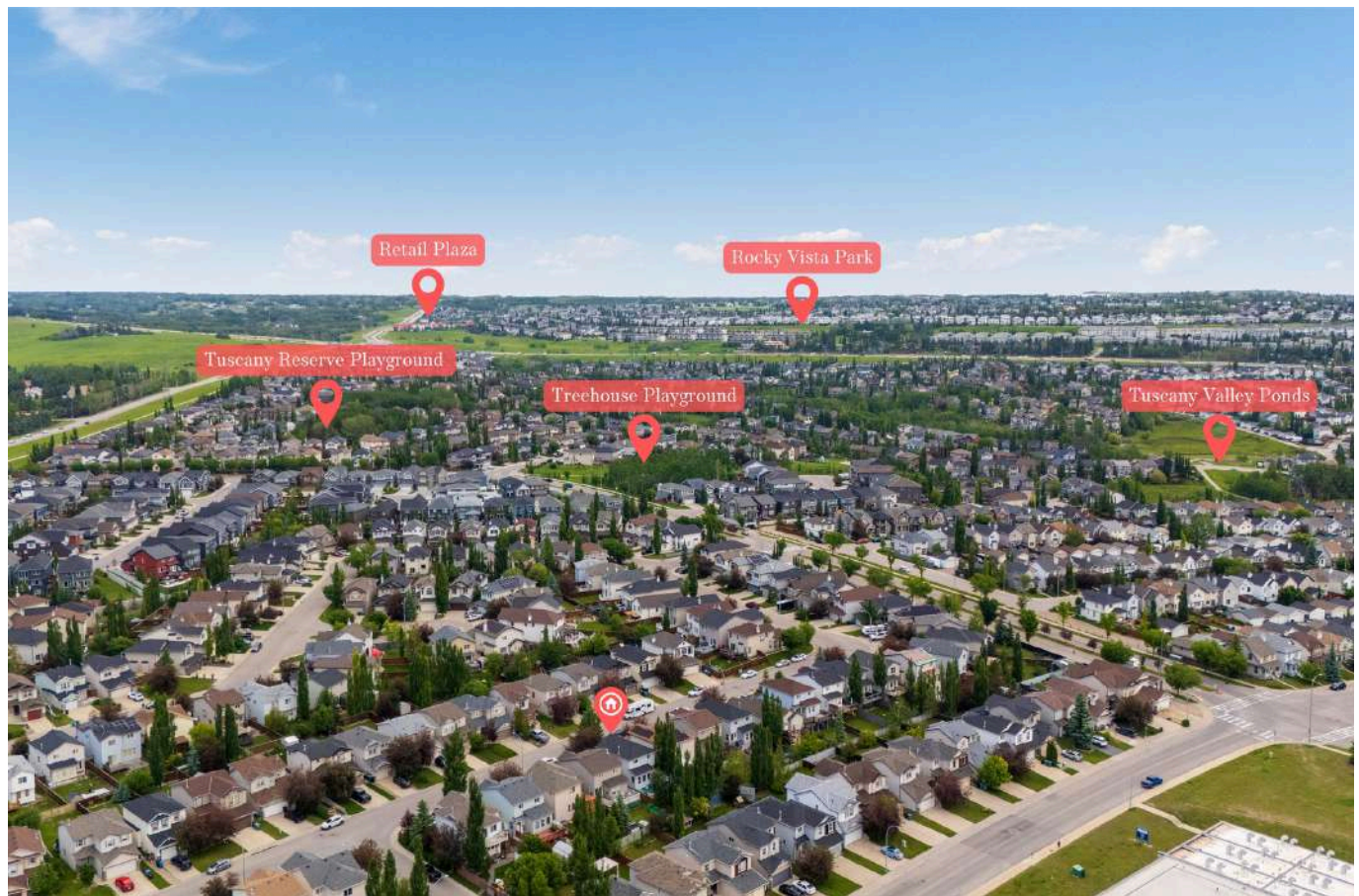
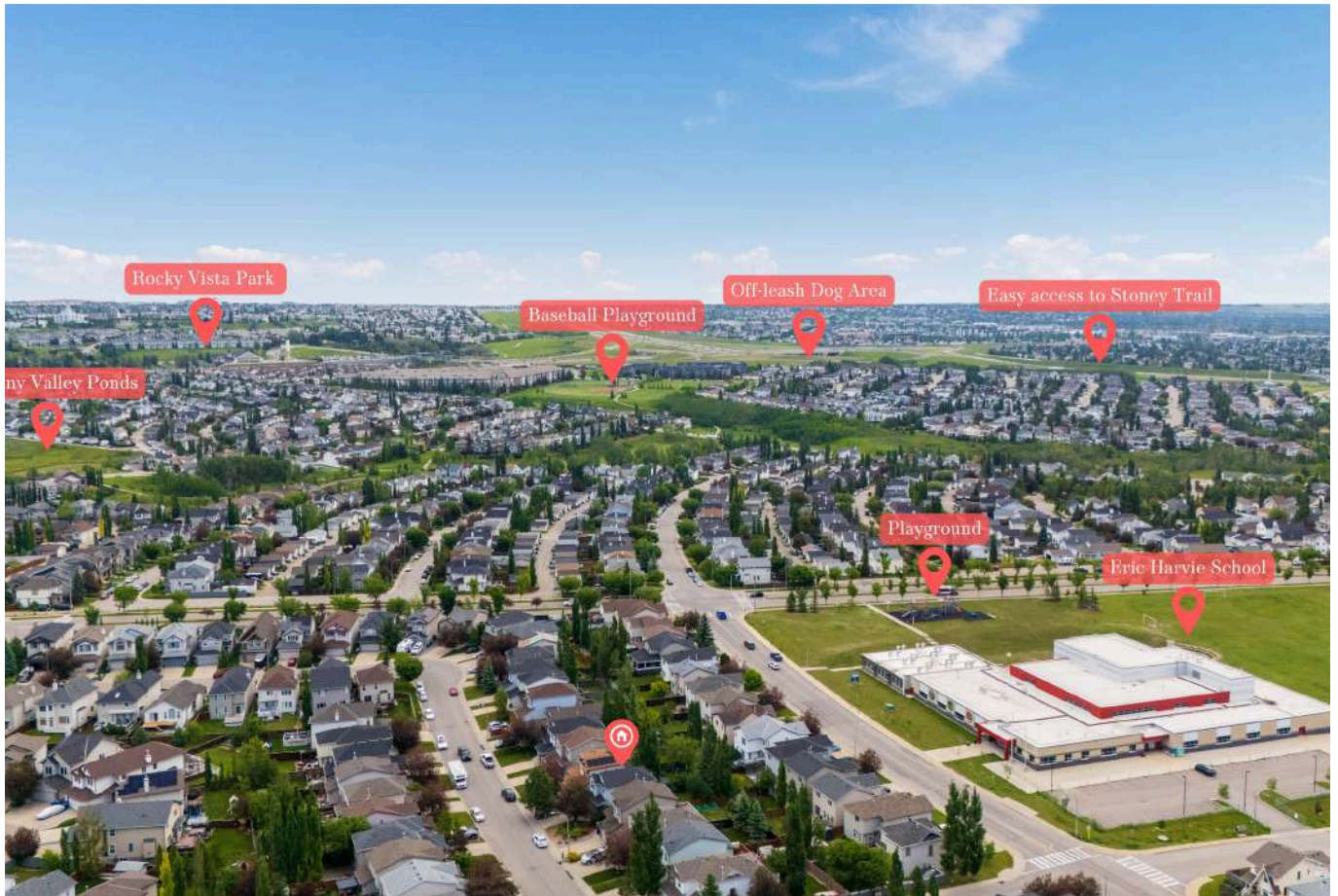












WELCOME TO
TUSCANY



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THE COMMUNITY

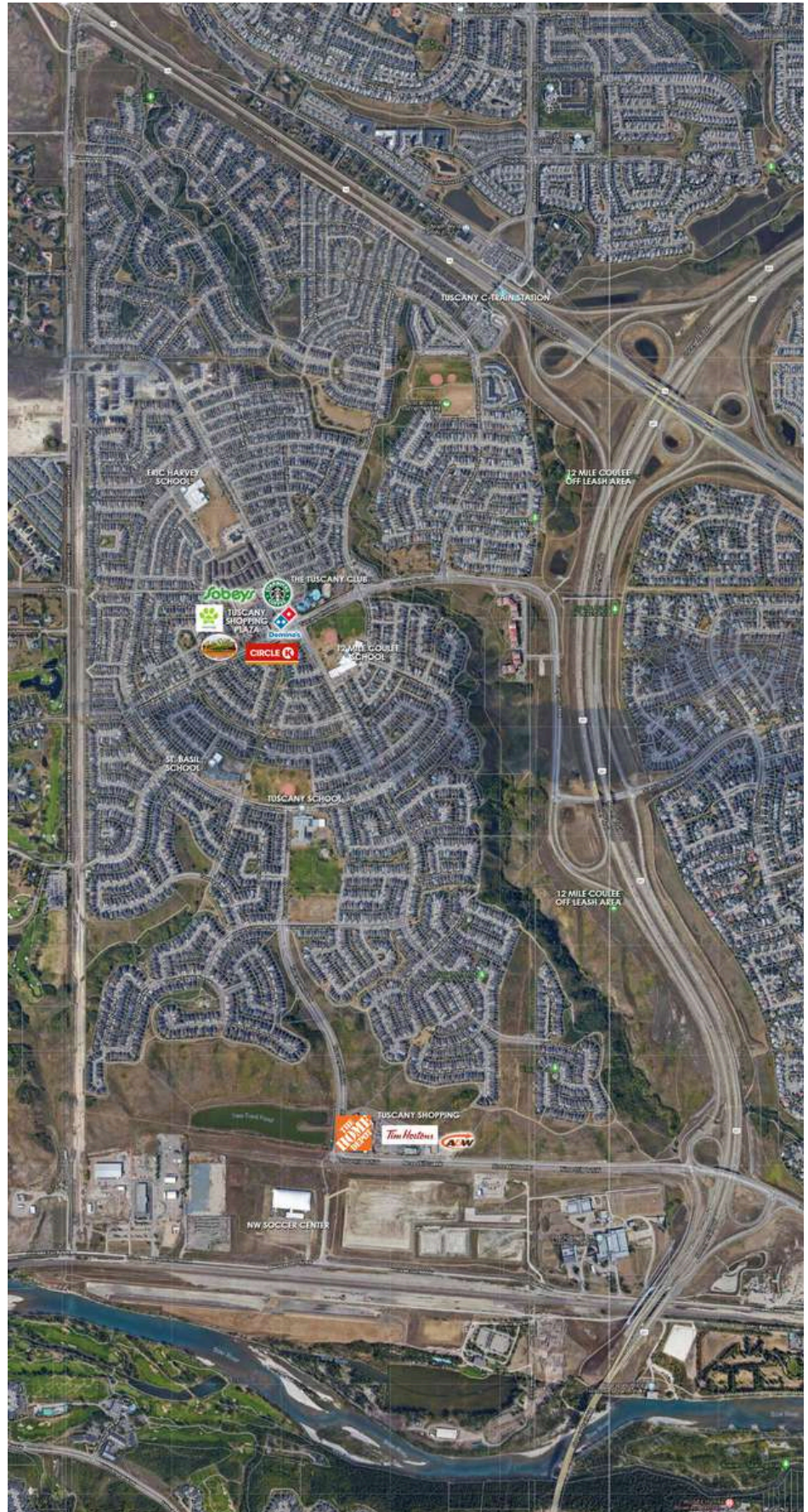
Tuscany

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:

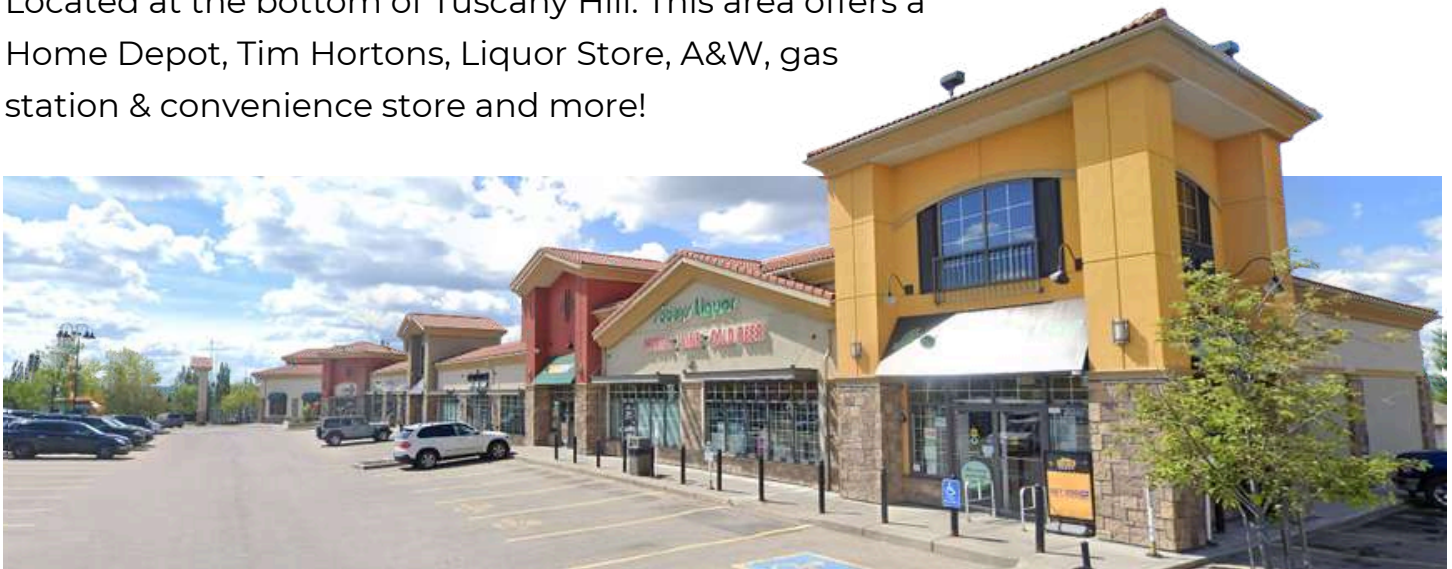
The community offers two shopping areas.

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 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>

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>



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>