

\$949,900 - 5 Nolanfield Point Nw, Calgary

MLS® #A2197546

\$949,900

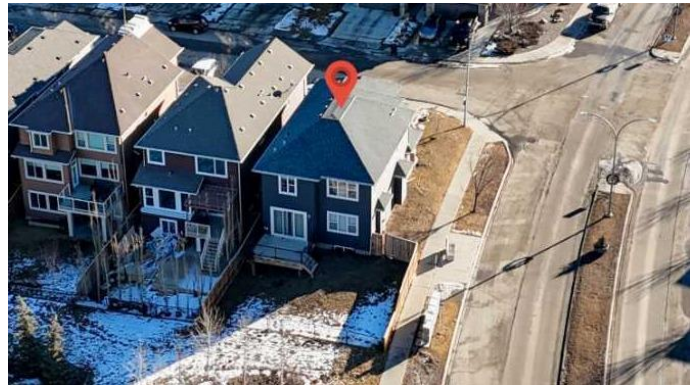
4 Bedroom, 4.00 Bathroom, 2,560 sqft
Residential on 0.11 Acres

Nolan Hill, Calgary, Alberta

OPEN HOUSE:- SAT/SUN 12 PM TO 3PM.

Welcome to 5 Nolanfield Point NW, a stunning corner lot home backing onto green space in the desirable community of Nolan Hill. It has 3600 SQFT OF LIVING SPACE, providing plenty of room for you and your family. This double-car front garage home boasts high-end upgrade such as 8-foot doors, 9-foot ceilings on all floors, Dual Vanily, walk in Closet and beautiful hardwood flooring.

The main floor features a spacious living room with large windows that fill the space with natural light and a cozy fireplace, creating a warm and inviting atmosphere. The gourmet kitchen is a chef's dream, boasting a gas stove, chimney hood fan, and ample storage space. A main floor den/office adds versatility, making it ideal for remote work. The main floor also features a convenient half-washroom and a custom mudroom with a built-in bench and coat hangers. The elegant stair railing leads to the upper level, where you'll find a vaulted ceiling bonus room, a laundry room with a sink, and a massive primary bedroom with a 5-piece en-suite, dual vanity, and walk-in closet. Two additional spacious bedrooms also feature walk-in closets, and a 3-piece bathroom with extra storage completes the level. The fully developed basement, built by the builder, includes a huge recreation room with a gorgeous fireplace, an additional bedroom, and a full bathroom with a standing shower. This home is equipped with central A/C for year-round comfort. This bright,



spacious, and thoughtfully designed home is a rare find in Nolan Hill. This beautifully upgraded property offers breathtaking views and a huge backyard with a spacious patio, perfect for outdoor relaxation. Located just steps from a walking trail and lake, with a bus stop right next to the home, commuting is effortless. Schools, grocery stores, and essential amenities are all within a 7 km radius, with major exits nearby for added convenience. Don't miss your chance to make it yours—schedule a viewing today! (Some Photos are virtually staged)

Built in 2015

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2197546 |
| Price | \$949,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,560 |
| Acres | 0.11 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 5 Nolanfield Point Nw |
| Subdivision | Nolan Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 0S7 |

Amenities

| | |
|----------------|-------------------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Parking Pad |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, Kitchen Island, Storage |
| Appliances | Dishwasher, Gas Stove, Microwave, Refrigerator, Oven |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Electric, Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Garden |
| Lot Description | Back Yard, Backs on to Park/Green Space, Corner Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Other, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 27th, 2025 |
| Days on Market | 15 |
| Zoning | R-G |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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