

5 Nolanfield Point NW
Calgary, Alberta

MLS # A2241719

\$879,786

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,547 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features		

Inclusions: N/A

Exceptional value home in Nolan Hills NW, backing onto green space. This Very beautiful and Classy home has been thoughtfully designed with Style and comfort in mind. 2500+ sq ft+, Fully finished on all levels, with professionally built lower level. The foyer welcomes you into a spacious and impressive main level featuring: 9 ft ceilings and Luxury Harwood flooring throughout. A large Living Room with a Cozy gas fireplace with a nice stone tile finish that adds ambiance, A Dining room, big enough for big family dinners, opens onto a large deck backing on to green space for you to enjoy. Stunning Gourmet Kitchen with a large island, Stainless Steel appliances, Gas stove, Chimney hood fan, Quartz countertops, and many cabinets. A great added convenient feature is the butler's walk-thru pantry. On this level, there is also A spacious front room - ideal for a home office or guest room, with a large window allowing lots of natural light. The mud room has built-in shelves and hangers for organised convenience. There is a 2-piece guest bathroom on this level. Classy dark Iron railings on the staircase add a nice contrast to the bright and open feel of this home. The 9 ft upper level offers more comfort and Luxury. A large Bonus Room with vaulted ceiling - ideal for relaxing family time. Primary bedroom has a large walk-in closet with a window and a luxurious 5-piece Ensuite with stand-alone tub, and his and her vanities. 2 more very good-sized bedrooms on this floor- each with a walk-in closet!. Another full bathroom on this floor, plus a laundry room with a sink. 8 ft doors add a nice feel of luxury. The lower level is professionally finished by the builder. Very big Rec room with big windows and 2nd Gas fireplace, a Bedroom, 3 piece bathroom, lots of storage space and cabinets with space for a bar fridge. Located in the popular community of Nolan Hill, you are close to

Parks, green space, walking pathways, shopping, fine and casual dining, and several major routes. A perfect home for you to enjoy.