



**GRASSROOTS**  
REALTY GROUP

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## 5 Nolanfield Point NW Calgary, Alberta

**MLS # A2241719**



**\$879,786**

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

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Built-in Features

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**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.