



GRASSROOTS
REALTY GROUP

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15 Nolanshire Crescent NW
Calgary, Alberta

MLS # A2256901



\$849,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,547 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Private, R		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	NA		

Look no further. You have found the one you have been looking for! This charming home in Nolanhill combines elegance and timeless style with everyday functionality. Tucked away on a quiet street, it is bursting with curb appeal, this home is part of the vibrant, family-friendly community of Nolan Hill—offering pathways, parks, quick access to everyday amenities, and a new school that is already underway. From the moment you step inside, the bright foyer opens to a main floor made for connection. A front flex room can be whatever your family needs—homework space, playroom, or an office—while the open-concept living area keeps everyone together. At the heart of the home, the chef’s kitchen makes both weeknight dinners and weekend entertaining a joy. The expansive island anchors the space with both beauty and purpose—inviting connection, conversation, and everyday living. Offering upgraded stainless steel appliances, sleek granite counter tops, and a large walk-through pantry to keep everything organized. The dining area flows seamlessly into the living room, where the stone fireplace sets the scene for cozy nights. The upper level offers a spacious bonus room that is the perfect family hangout spot, while the primary suite is designed as a relaxing retreat. The spa-like ensuite features dual sinks, a deep soaker tub, and an oversized shower, while the walk-in closet connects directly to the upper-level laundry room—making chores quicker and mornings smoother. Two additional bedrooms, each with their own walk-in closet, and a 5-piece family bath round out this floor with comfort and elegance for everyone. Downstairs, the fully finished basement adds even more space for family time and entertaining. A large rec boasts a custom stone feature wall and the bar is perfect for game nights or movie marathons,

while a fourth bedroom and stylish bathroom offer privacy for guests or growing family. You will love spending your summers relaxing and unwinding instead of doing yardwork with maintenance-free landscaping, a composite deck-all while keeping cool with the central air conditioning. The home also offers a new roof providing years of worry free living. Every detail has been thoughtfully planned to give your family the space, comfort, and freedom to enjoy more time together.