



**272 Nolanshire Point NW  
Calgary, Alberta**

**MLS # A2291020**



**\$849,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,592 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Drapes, 2 TV mounts (living room & basement), shelving in children's bedrooms.

Located in the family friendly community of Nolan Hill and situated on an expansive corner lot, this beautifully appointed 4+1 bedroom home offers over 3,600 sq ft of thoughtfully designed living space. Wide plank hardwood floors, soaring ceilings, and upgraded lighting create an inviting main level centered around a stylish living room with a feature fireplace. The adjacent chef's kitchen is finished with quartz countertops, a generous island with seating, abundant cabinetry including a walk in pantry, and stainless steel appliances. A spacious dining area easily accommodates gatherings with family and friends. Just off the kitchen, a private office with new carpet and pocket doors provides an ideal work from home retreat. A mudroom and a 2 piece powder room complete the main floor. The upper level, also updated with new carpet, hosts four generously sized bedrooms, a convenient laundry room, and a 4 piece main bath. The serene primary suite features a walk in closet and a spa inspired 5 piece ensuite with dual sinks, a corner soaker tub, and a separate shower. The fully developed basement expands your living space with a huge recreation room—perfect for movie nights or a games area—along with a fifth bedroom and roughed in for a full bath, ideal for guests or teens. Outside, the expansive backyard offers both a deck and patio, providing multiple zones for outdoor dining, relaxation, and play. A double attached front garage adds everyday convenience. This exceptional home is ideally located close to parks, schools, shopping, public transit, and offers quick access to Sarcee and Shaganappi Trails.