



**GRASSROOTS**  
REALTY GROUP

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## 5 Nolanfield Point NW Calgary, Alberta

**MLS # A2206649**



# \$934,000

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,560 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, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, See Remarks, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Storage		

**Inclusions:** N/A

OPEN HOUSE: MON 2PM TO 4PM. A Perfect Family Home with 3600 sqft of Living Space in Nolan Hill Welcome to your dream home—a place where your family can grow, create memories, and truly feel at home. This stunning corner-lot estate backs onto peaceful green space in the heart of Nolan Hill, offering the perfect blend of luxury and everyday comfort. (Some Photos are Virtually Staged) With 3,600 sq. ft. of thoughtfully designed living space, this home has everything you need. Step inside to a bright, open-concept layout with 9-foot ceilings on every floor, rich hardwood flooring, and oversized windows that flood the space with natural light. Most of the interior doors are 8 feet tall, adding a grand and elegant touch throughout the home. The gourmet kitchen is built for both function and style, featuring a gas stove, premium chimney hood fan, and plenty of storage—ideal for family meals and entertaining guests. The spacious living room, centered around a striking fireplace, invites cozy evenings and lively gatherings. A main-floor den/office provides the perfect space for working from home, while a custom mudroom keeps daily life organized. Upstairs, the vaulted ceiling bonus room is a great spot for movie nights or kids’ playtime. The primary suite is a private retreat with a spa-like 5-piece en-suite, dual vanity, and a walk-in closet. Two additional oversized bedrooms, each with their own walk-in closets, are perfect for kids or guests, sharing a modern 3-piece bathroom. The fully finished basement, professionally done by the builder, offers even more space to enjoy. A large recreation area, an extra bedroom, and a beautifully designed bathroom with a standing shower make it a great space for guests or family hangouts. You will find lots of storage space throughout the home. Outside, the huge backyard is a true oasis. Whether it’s

summer BBQs, outdoor dinners, or simply relaxing while the kids play, this space is made for making memories. Plus, with direct access to walking trails, a bus stop right next door, and top-rated schools, shopping, and major highways all within a short drive, the location couldn't be better. This is more than just a house—it's a place where life happens. Come see it for yourself and imagine your family's future in Nolan Hill!