

139 Nolanshire Point NW Calgary, Alberta

MLS # A2336789



\$850,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,350 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Garden, Landscaped, Pie Shaped Lot, Private		
Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: All Window Coverings

Welcome to this stunning 3 bedroom, 2.5 bathroom home in one of Calgary's most sought after communities. Nolan Hill is well known for it's British-Isle inspired architecture, giant stone gates that welcome you in to the community, parks, and ravine pathways that are just steps from the front door of this gorgeous home. Welcoming curb appeal catches your eye when you approach and walk by your well manicured garden heading to your front door. As you enter, tile floor and modern colours greet you. Your home office to your left is a great size and is your first stop before entering your completely open floor plan. In your chef inspired kitchen, black granite gives your that luxury feel and is a stark contrast to your stainless steel appliances and light coloured floors. Your oversized island is the perfect place to prepare a delicious meal while entertaining guests or for quiet nights at home with the family. Your cozy gas fireplace frames your living room, perfect for those cold winter nights. Your large dining room overlooks your remarkable, fully landscaped backyard. The backyard is an entertainers dream complete with an expansive deck, grass, and stone fire pit area all framed but an amazing retaining wall and landscaped vegetation. Your main floor is completed by a half bathroom and mud room with wood built-in's for storage. Upstairs you will find a massive bonus room with wood built-in's, 2 good size bedrooms, a full 4 piece bathroom with granite topped vanity, and laundry room. Your primary bedroom is really what makes this house special. Large enough for a king size bed and all of your bedroom furniture along with a spa inspired ensuite offering a deep soaker tub, walk in shower, granite topped vanity, dual sinks, water closet and large walk-in closet. The basement is mostly finished and set up for 2 more bedrooms, a wet bar, entertainment room, and another full

bathroom. All it needs is your specific finishing touches. Nolan Hill has great schools, shopping near by, a family vibe, not too busy and is truly one of Calgary's best places to live. Do not miss out on calling this house your next home.