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GRASSROOTS
REALTY GROUP

587-899-3773
justin@realtyaces.ca

268 Nolanshire Point NW
Calgary, Alberta

MLS # A2211120

$944,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,439 sq.ft.	**Age:**	2014 (11 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum		

Inclusions: None

Welcome to this exquisite custom home in Nolan Hill, crafted by Shane Homes, offering over 3,200 square feet of luxurious living space. This property boasts numerous upgrades, including a fully finished basement, central vacuum, new roof and back siding, air conditioning, a water softener, speakers and a ventilation system for radon gas exhaust. The bright and inviting front entrance leads to a main floor office. The chef-inspired kitchen is equipped with top-notch stainless steel appliances and an expansive pantry. The open-concept layout seamlessly connects the living room, dining area, and kitchen, creating the perfect setting for family gatherings and entertaining. Upstairs, you'll discover a spacious bonus room, three bedrooms, and two bathrooms, including a sumptuous primary suite with a spa-like 5-piece ensuite and walk-in closet. The upper floor is equipped with air conditioning for year-round comfort. The fully finished basement includes a bedroom, 3-piece bathroom, sports corner, and a good size living area. The backyard showcases an upgraded deck with a playground, perfect for kids. Situated in Nolan Hill, this home is close to scenic walking trails, parks, shopping, dining, and major routes like Stoney Trail. Don't miss your chance to own this exceptional home in one of Calgary's most desirable communities. Book your viewing today!