

\$825,000 - 159 Nolanshire Point Nw, Calgary

MLS® #A2112579

\$825,000

4 Bedroom, 3.00 Bathroom, 2,558 sqft

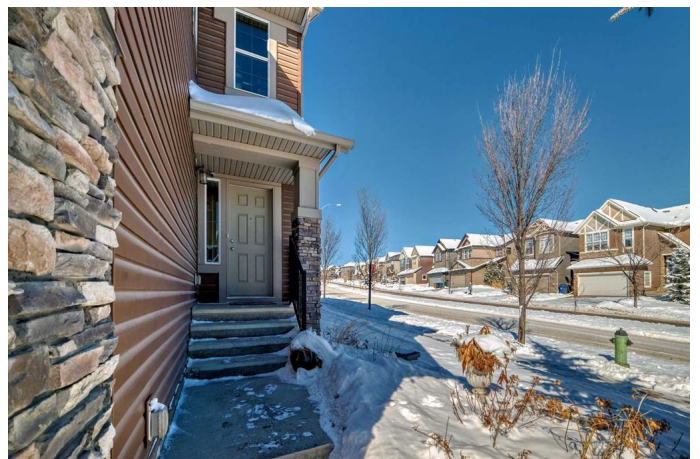
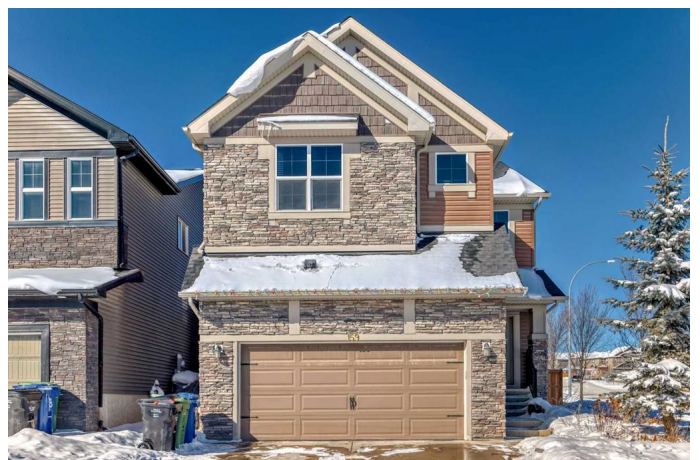
Residential on 0.13 Acres

Nolan Hill, Calgary, Alberta

Open House Saturday 9th: 1-4 and Sunday March 10th: 2-5 Welcome to 159 Nolanshire Point NW, where your dream of an idyllic family home comes to life! Nestled in a sought-after community of Nolan Hill, this single-family residence offers over 2500sqft. of pure elegance and convenience. The vibrant community surrounding this home is second to none. A haven for families and individuals alike, there's a palpable sense of belonging here. Dive into the unique blend of urban comforts and friendly neighborhood charm that this property generously offers.

Upon entering, you'll be immediately captivated by the spacious and open floor plan, brimming with abundant natural light that pours in from every corner, creating an atmosphere of warmth and serenity. Picture yourself entertaining guests or indulging in family dinners around the striking kitchen island, bright dining area and cozy living area with a fireplace. And with stainless steel appliances, every culinary endeavor becomes a pleasure. There is a private office that completes this main floor.

Head upstairs to a spacious and bright bonus room for those movie nights and family game nights. Imagine waking up every morning and choosing your outfit from the expansive walk-in closet in the spacious primary bedroom that comes with a spa-like ensuite to unwind after a long day at work. You have 3 other huge



bedrooms, a bathroom, a laundry room and a built-in desk area just off the bonus room.

Having four bedrooms and 2-and-a-half bathrooms means space for everyone – from a bustling family, to hosting friends and relatives. You'll find every detail meticulously crafted to offer both style and functionality. The huge basement is ready for you to put in some extra personal touches.

What's more, location matters! Shopping within walking distance, Costco, winners and lots more are less than 5mins drive away. Plus, with Stoney Trail a stone's throw away, your daily commute is as smooth as ever. Come, experience the perfect blend of comfort and convenience at your new home! Check out the virtual tour!

Built in 2014

Essential Information

MLS® #	A2112579
Price	\$825,000
Sold Price	\$824,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,558
Acres	0.13
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	159 Nolanshire Point Nw
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Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0P4

Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Corner Lot
Roof	Asphalt
Construction	Cedar, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	March 23rd, 2024
Days on Market	16
Zoning	R-1
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office CIR Realty

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