

\$849,900 - 9 Nolanfield Point Nw, Calgary

MLS® #A2164802

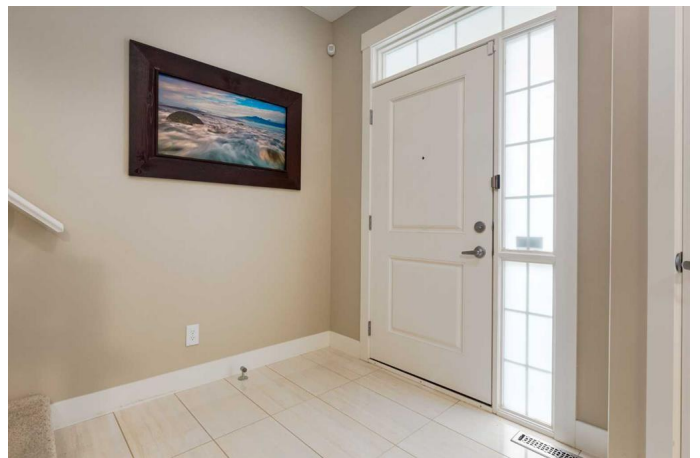
\$849,900

5 Bedroom, 4.00 Bathroom, 2,417 sqft

Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

*****OPEN HOUSE SUNDAY SEPTEMBER 15 FROM 3 PM TO 5 PM.***** Welcome to your dream home in the desirable community of Nolan Hill! This exquisite property offers a perfect blend of elegance and functionality, designed to cater to modern living with 2417 Sqft of above grade living space for the whole family. Key features include: **EXPANSIVE LIVING SPACE:** Enjoy FIVE (5) spacious bedrooms on the upper level. Aside from the primary ensuite, the third upstairs bedroom also has a 4-piece ensuite. A versatile bonus room completes the upper floor and is perfect for relaxation or play. **GRAND ENTRANCE:** Step into a spacious foyer that opens to above, creating an inviting atmosphere as soon as you enter. **HIGH QUALITY FINISHES:** The home boasts beautiful wood and ceramic tile floors throughout, adding a touch of sophistication. **GOURMET KITCHEN:** The chef's kitchen features sleek stainless steel appliances, built in microwave, quartz countertops, and a large eating area. And a walk-through pantry. The eating nook step out onto the multi-level deck for seamless indoor-outdoor living. **COZY BUT NOT SMALL LIVINGROOM:** Gather around the gas fireplace in the living room, perfect for cozy evenings. **CONVENIENT MAINFLOOR LAUNDRY:** Enjoy the ease of main floor laundry, enhancing everyday convenience. **ELEGANT DINING:** Host family dinners and special occasions in the separate dining room, ideal for entertaining. **OUTDOOR RETREAT:**



The multi-level deck, complete with a 14x14 feet power awning, provides an excellent space for outdoor relaxation. The hot water hose bib on the exterior makes cleaning and car washing a breeze. COMFORT YEAR ROUND: This home is equipped with air conditioning and a water softener, ensuring comfort and convenience throughout the year. THE PRIMARY BEDROOM: large and spacious, the primary bedroom features an oasis 5-piece ensuite that has dual vanity, soaker tub, large tiled shower, private water closet, and a walk in closet. UNDISTURBED BASEMENT: A fresh start for you to bring your vision to reality. Bright and open and easily made in to a walk-out, the basement is ready for your imagination to come to life. PRIME LOCATION: Located close to schools, playgrounds, transit, shopping, and more, this home offers unmatched accessibility. NATURAL BEAUTY: The property backs onto a serene green space. Don't miss the opportunity to own this rare 5 bedroom home!

Built in 2014

Essential Information

MLS® #	A2164802
Price	\$849,900
Sold Price	\$847,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,417
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	9 Nolanfield Point Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0S7

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive

Interior

Interior Features	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Awning(s), Other
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many Trees, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2024
Date Sold	September 25th, 2024
Days on Market	14
Zoning	R-1

HOA Fees 105.00

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX iRealty Innovations

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