

\$1,098,000 - 86 Nolanciff Crescent Nw, Calgary

MLS® #A2173556

\$1,098,000

4 Bedroom, 4.00 Bathroom, 2,517 sqft

Residential on 0.13 Acres

Nolan Hill, Calgary, Alberta

SIMPLY STUNNING, THIS COULD BE THE ONE YOU'VE BEEN WAITING FOR! This remarkable residence offers luxury and an unparalleled lifestyle experience, perfect for families needing space for extended family and pets. Located on a south-facing, conventional walk-out lot, it overlooks a peaceful ravine with walking paths and scenic lookouts. The backyard paradise with no rear neighbors is ideal for hosting events, adding a swing set or trampoline, or unwinding by a firepit or in a hot tub. Such a high-caliber home with these features is rarely available at this price point. From the moment you arrive, you'll appreciate the meticulous attention to detail that sets this Shane Homes masterpiece apart. Spanning over 3,500+ sq. ft. of living space and showcasing hundreds of thousands in luxury upgrades, this home is a must-see. The main level offers 9' ceilings, beautiful farmhouse oak floors, an elegant two-tone staircase, and a spacious office with pocket doors and reed glass inserts. The cozy living area showcases a custom gas fireplace and mantel, while the mudroom provides ample closet space and storage. The built-in ceiling speakers offer the perfect ambiance, and the dreamy chef's kitchen boasts two-tone cabinetry, built-in appliances, stone countertops, a striking backsplash, and a corner pantry. Extended cabinetry flows into the dining area, complete with a dry bar and bar fridge. Large picture windows flood the home with natural light and capture ravine



views. The upper level features a central bonus room with vaulted ceilings, perfect for movie nights or unwinding after a long day. The primary bedroom is a retreat with vaulted ceilings, built-in speakers, a dry bar, a walk-in closet, and large windows. The en-suite offers dual sinks, custom cabinetry, a tiled shower with 10mm glass, and a jetted corner tub. Two additional bedrooms with walk-in closets, a main bath, laundry room, and an office niche complete the upper level. The builder-finished lower level includes an illegal suite with potential for legalization with proper permits. It boasts a large bedroom, full bathroom, living and dining areas, kitchen, 9' ceilings, and large windows. With separate laundry, zone heating, and a private entrance, it's ideal for multigenerational living or future rental potential. Additional features include air conditioning, heated garage with soaring ceilings, Gemstone lights, sprinkler system, concrete pathways, rear patio, full fencing, and low-maintenance landscaping. The deck offers privacy glass panels, vinyl flooring, and metal cladding for year-round enjoyment. High-end window coverings, an alarm system, and numerous other upgrades ensure nothing is overlooked. Located in family-friendly Nolan Hill, you'll enjoy green spaces, paths, and proximity to shopping like Costco and Wal-Mart. Schools and bespoke amenities are just a short drive away, making it ideal for families seeking luxury, community, and convenience. Don't miss the VIRTUAL TOUR—this is truly a must-see!

Built in 2015

Essential Information

MLS® #	A2173556
Price	\$1,098,000
Sold Price	\$1,080,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,517
Acres	0.13
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	86 Nolancliff Crescent Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0S6

Amenities

Amenities	Picnic Area, Playground, Park
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, On Street

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Dry Bar, Double Vanity, High Ceilings, Vinyl Windows, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Refrigerator, Washer/Dryer, Central Air Conditioner, Bar Fridge, Oven-Built-In, Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Window Coverings, Wine Refrigerator
Heating	Natural Gas, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Electric, Gas, Glass Doors, Living Room, Mantle

Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out
Exterior	
Exterior Features	Balcony, BBQ gas line, Lighting, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2024
Date Sold	December 4th, 2024
Days on Market	48
Zoning	R-G
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.