

\$950,000 - 106 Nolanciff Crescent Nw, Calgary

MLS® #A2247390

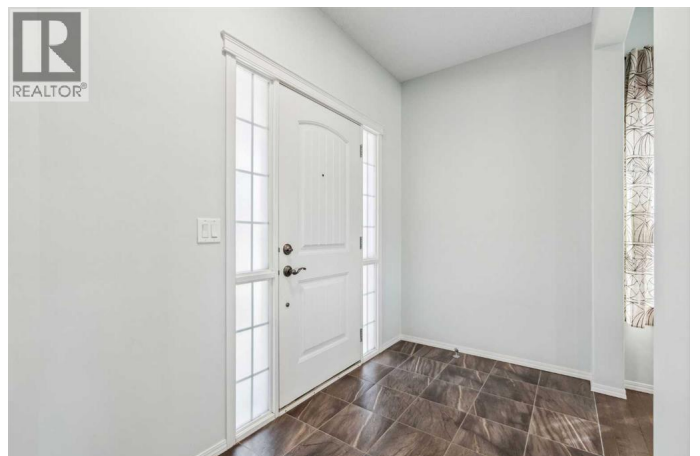
\$950,000

5 Bedroom, 4.00 Bathroom, 2,457 sqft

Single Family on 0.12 Acres

Nolan Hill, Calgary, Alberta

SIMPLY AMAZING – The One You™ve Been Waiting For! This exceptional 5-bedroom, 3.5-bathroom walkout home in family-friendly Nolan Hill offers over 3,400 sq.ft. of luxurious living space, thoughtfully designed for growing families who love space, comfort, and style. Perched on a south-facing ravine lot, this home offers uninterrupted views, no rear neighbors, and direct access to peaceful walking paths – the perfect setting for your own private backyard retreat, complete with space for a swing set, trampoline, or cozy fire pit. Step inside and you™ll immediately notice the high-end finishes and thoughtful layout that set this home apart. Main Level Highlights: Soaring 9'™ ceilings and rich maple hardwood floors Chef-inspired kitchen with granite countertops, built-in microwave, ample cabinetry, and a walkthrough pantry Formal dining room and sunny kitchen nook – great for entertaining Custom gas fireplace and mantel in the cozy living room Spacious mudroom with extra storage? Upper Level Features: Expansive bonus room – ideal for movie nights or family hangouts Primary suite retreat with walk-in closet and spa-style ensuite, complete with dual sinks, a stand shower, and soaker tub Three more bedrooms, all with walk-in closets Upper-level laundry and a well-appointed main bath? Walkout Basement: Bright and airy with 9'™ ceilings and oversized windows Generous recreation room Fifth bedroom and full



bathroom”perfect for guests or multi-generational livingAdditional features include concrete pathways, a rear patio, full fencing, and attractive curb appeal.Located minutes from Costco, Walmart, parks, schools, and major amenities, this home is the perfect blend of luxury, comfort, and convenience.Homes of this caliber, at this price point, don’t come around often, do not miss out. (id:6289)

Built in 2014

Essential Information

Listing #	A2247390
Price	\$950,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,457
Acres	0.12
Year Built	2014
Type	Single Family
Sub-Type	Freehold

Community Information

Address	106 Nolancliff Crescent Nw
Subdivision	Nolan Hill
City	Calgary
Province	Alberta
Postal Code	T3R0S6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	PVC window, No neighbours behind
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan, Window Coverings, Garage door opener
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Concrete
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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