

# \$934,000 - 5 Nolanfield Point Nw, Calgary

MLS® #A2206649

**\$934,000**

4 Bedroom, 4.00 Bathroom, 2,560 sqft

Residential on 0.11 Acres

Nolan Hill, Calgary, Alberta

A Perfect Family Home with 3600 sqft of Living Space in Nolan Hill

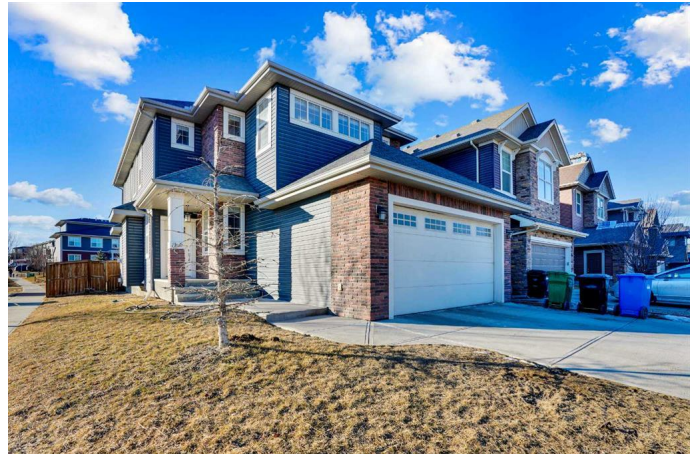
Welcome to your dream home—a place where your family can grow, create memories, and truly feel at home. This stunning corner-lot estate backs onto peaceful green space in the heart of Nolan Hill, offering the perfect blend of luxury and everyday comfort. (Some Photos are Virtually Staged)

With 3,600 sq. ft. of thoughtfully designed living space, this home has everything you need. Step inside to a bright, open-concept layout with 9-foot ceilings on every floor, rich hardwood flooring, and oversized windows that flood the space with natural light. Most of the interior doors are 8 feet tall, adding a grand and elegant touch throughout the home.

The gourmet kitchen is built for both function and style, featuring a gas stove, premium chimney hood fan, and plenty of storage—ideal for family meals and entertaining guests. The spacious living room, centered around a striking fireplace, invites cozy evenings and lively gatherings.

A main-floor den/office provides the perfect space for working from home, while a custom mudroom keeps daily life organized.

Upstairs, the vaulted ceiling bonus room is a great spot for movie nights or kids'™ playtime. The primary suite is a private retreat



with a spa-like 5-piece en-suite, dual vanity, and a walk-in closet. Two additional oversized bedrooms, each with their own walk-in closets, are perfect for kids or guests, sharing a modern 3-piece bathroom.

The fully finished basement, professionally done by the builder, offers even more space to enjoy. A large recreation area, an extra bedroom, and a beautifully designed bathroom with a standing shower make it a great space for guests or family hangouts. You will find lots of storage space throughout the home.

Outside, the huge backyard is a true oasis. Whether it's summer BBQs, outdoor dinners, or simply relaxing while the kids play, this space is made for making memories. Plus, with direct access to walking trails, a bus stop right next door, and top-rated schools, shopping, and major highways all within a short drive, the location couldn't be better.

This is more than just a house—it's a place where life happens. Come see it for yourself and imagine your family's future in Nolan Hill!

Built in 2015

### Essential Information

MLS® #	A2206649
Price	\$934,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,560
Acres	0.11
Year Built	2015
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	5 Nolanfield Point Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0S7

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, Storage
Appliances	Dishwasher, Gas Stove, Microwave, Oven, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Other
Foundation	Poured Concrete

### Additional Information

Date Listed	March 28th, 2025
Days on Market	33

Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
----------------	------------

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.