

# \$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

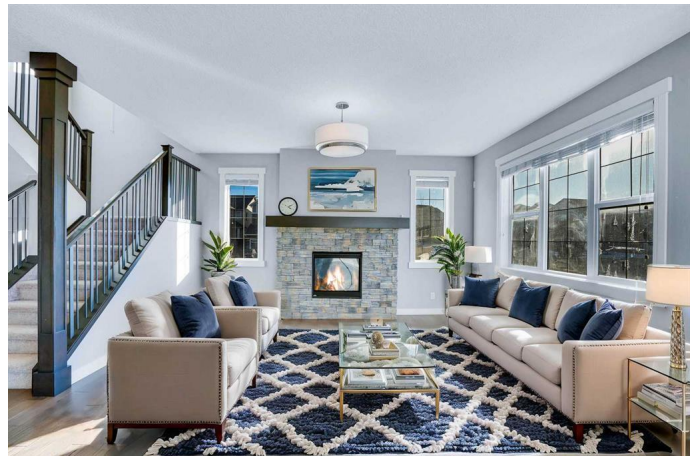
A Perfect Family Home in Nolan Hill  
Welcome to your dream home—a place where your family can grow, create memories, and truly feel at home. This stunning corner-lot estate backs onto peaceful green space in the heart of Nolan Hill, offering the perfect blend of luxury and everyday comfort. (Some Photos 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, Other, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed March 28th, 2025  
Days on Market 7  
Zoning R-G

HOA Fees 105  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.