

# \$875,000 - 15 Nolanshire Crescent Nw, Calgary

MLS® #A2226406

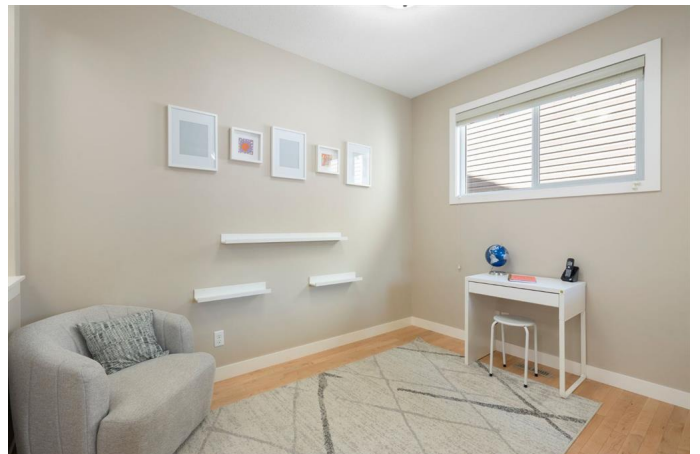
**\$875,000**

4 Bedroom, 4.00 Bathroom, 2,547 sqft

Residential on 0.10 Acres

Nolan Hill, Calgary, Alberta

Welcome Home. Tucked away on a quiet street in the desirable community of Nolanhill, this home is nestled on a spacious lot. This stunningly upgraded and fully developed two-storey home is a showstopperâ€”offering luxurious living, sophisticated style, and the kind of wow-factor thatâ€™s sure to impress at every turn. We invite you to step inside to a spacious foyer that flows into a sundrenched open-concept main floor featuring a convenient front flex roomâ€”ideal for creative workspace or working from home. This kitchen is a showpiece of style and functionalityâ€”featuring sleek stainless steel appliances, rich granite countertops, and crisp white cabinetry that beautifully contrasts with the dark wood island. The expansive central island offers generous seating and prep space, ideal for casual breakfasts, elegant entertaining, or gathering with family and friends. Pendant lighting adds a modern touch, while the walk-through pantry and ample storage elevate everyday convenience. The inviting living room takes center stage with a stunning stone fireplace, adding warmth, character, and a true focal point to the open-concept main floor. The spacious dining area is anchored with large windows that flood the space with natural light and a garden door to your large maintenance free backyard with a gorgeous composite deck. You can spend your summers enjoying the sunshine instead of mowing the lawn! You will stay cool all summer long with the central A/C. The main



floor is finished off with a two-piece powder room and a functional mudroom rounding out the main level. Upstairs, the expansive bonus room offers endless possibilitiesâ€”perfect as a cozy family lounge, vibrant playroom, or stylish media space. This versatile area adds valuable square footage and flexibility to suit your lifestyle. The primary suite is an indulgent retreat, with a luxurious spa-inspired ensuite that invites relaxationâ€”featuring dual vanities, a deep soaking tub, and an oversized glass-enclosed shower for the ultimate escape. The spacious walk-in closet is seamlessly connected to the convenient upper-level laundry room, making daily chores a breeze and offering a perfect blend of functionality and comfort. The two additional bedrooms are a great size and each have their own walk-in closets. The upper level is finished off with another 5 piece bathroom, so no more fighting over sink space. The fully finished basement was beautifully designed and completed with permits, maximizing your living space while giving you peace of mind. The large recreation room boasts a custom stone feature wall and boasts a spacious area for family entertainment and a bar making this the ideal hang out spot! A good sized 4th bedroom, a 3 pce bathroom with a gorgeous tiled shower, and ample storage space round out this level. Nolan Hill is a vibrant, family-friendly community with amazing accessibility to major commuter routes and countless amenities. Ground has just broken on the newly announced school too!

Built in 2013

### **Essential Information**

MLS® #	A2226406
Price	\$875,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,547
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	15 Nolanshire Crescent Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0P7

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	32
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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