



86 Nolanciff Crescent Calgary Alberta

\$1,119,900

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, l...

4pc Bathroom 8.83 Ft x 4.83 Ft

5pc Bathroom 14.33 Ft x 10.67 Ft

Bedroom 14.92 Ft x 10.92 Ft

Bedroom 13.75 Ft x 10.67 Ft

Family room 14.50 Ft x 14.00 Ft

Laundry room 7.58 Ft x 5.08 Ft

Dining room 13.00 Ft x 11.83 Ft

Kitchen 11.33 Ft x 8.75 Ft

Recreational, Games room 15.33 Ft x 14.92 Ft

Furnace 11.83 Ft x 8.25 Ft

2pc Bathroom 4.92 Ft x 4.75 Ft

Den 11.50 Ft x 9.75 Ft

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(CENTRAL)**

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Primary Bedroom	15.42 Ft x 12.33 Ft	Dining room	13.92 Ft x 9.00 Ft
Other	12.08 Ft x 6.00 Ft	Kitchen	15.33 Ft x 12.17 Ft
4pc Bathroom	11.00 Ft x 4.92 Ft	Living room	15.50 Ft x 12.67 Ft
Bedroom	14.17 Ft x 11.00 Ft		