



## 106 Nolancliff Crescent Calgary Alberta

\$950,000

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 living. Additional 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:6769)

Recreational, Games room 25.75 Ft x 22.83 Ft

Furnace 15.33 Ft x 11.50 Ft

Bedroom 13.83 Ft x 11.83 Ft

3pc Bathroom 8.92 Ft x 4.92 Ft

Kitchen 13.42 Ft x 9.42 Ft

Dining room 12.00 Ft x 10.00 Ft

Living room 16.67 Ft x 16.33 Ft

Breakfast 13.42 Ft x 9.42 Ft

2pc Bathroom 5.17 Ft x 4.75 Ft

Bonus Room 19.00 Ft x 15.42 Ft

Laundry room 6.17 Ft x 5.33 Ft

Primary Bedroom 13.17 Ft x 13.00 Ft

Bedroom 11.83 Ft x 10.58 Ft

Bedroom 11.83 Ft x 9.00 Ft

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Listing Presented By:



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Family room 12.83 Ft x 12.17 Ft

Foyer 13.17 Ft x 5.17 Ft

Other 10.08 Ft x 4.25 Ft

Bedroom 11.00 Ft x 10.42 Ft

4pc Bathroom 11.00 Ft x 4.92 Ft