



91 Nolanfield Court Calgary Alberta

\$900,000

OPEN HOUSE, Saturday, July 5th, from 1 pm to 3 pm! This beautifully upgraded 2,418 sq ft home by Homes by Avi sits on a quiet pie lot at the end of a cul-de-sac, steps from a playground in the heart of Nolan Hill. The main level features 9-foot ceilings, hardwood floors, abundant natural light, and a built-in sound system. The upgraded gourmet kitchen is a standout with a massive 9-foot quartz island, dual Silgranite sinks, stainless steel appliances including a 36-inch gas cooktop, built-in double wall ovens, and 42-inch cabinetry. The great room centers around a gas fireplace with coffered ceilings, and there's a versatile front flex room ideal for a home office. A spacious mudroom with a built-in locker and a rare side entrance adds to the home's functionality. Upstairs, a vaulted bonus room provides a perfect retreat for family movie nights or a play area. The luxurious primary suite features dual walk-in closets, dual vanities, and a built-in makeup station. Two additional bedrooms, an upper-level laundry room, and a well-appointed full bath complete the upper floor. The professionally finished basement by Basement Builders continues the home's quality, featuring 9-foot ceilings, a large recreation area with a home gym on one side and a cozy family room with a bar on the other, plus a fourth bedroom and a full bathroom—ideal for guests or extended family. Outside, the backyard has been thoughtfully landscaped with mature trees, a natural stone patio and walkway, a large deck featuring privacy screens and a hot tub, as well as a shed, dog run, and an integrated sound system. The oversized, double-attached garage is loaded with extras, including a dog wash, workbench, sink, and overhead storage. Nolan Hill continues to grow as one of NW Calgary's most family-friendly communities, with winding pathways, playgrounds, and quick access to local amenities, including Th...

Primary Bedroom 15.50 Ft x 12.00 Ft

Bedroom 12.25 Ft x 10.83 Ft

Bedroom 12.00 Ft x 9.67 Ft

5pc Bathroom 12.67 Ft x 11.75 Ft

4pc Bathroom 9.67 Ft x 4.92 Ft

Bonus Room 19.00 Ft x 11.50 Ft

Family room 23.83 Ft x 23.83 Ft

Living room 15.42 Ft x 12.08 Ft

Kitchen 15.75 Ft x 12.83 Ft

Pantry 5.33 Ft x 5.17 Ft

Dining room 12.92 Ft x 8.00 Ft

Den 11.25 Ft x 8.92 Ft

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Listing Presented By:



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Laundry room 9.67 Ft x 6.58 Ft
Bedroom 13.75 Ft x 11.67 Ft
4pc Bathroom 8.08 Ft x 4.92 Ft

Other 11.75 Ft x 7.25 Ft
Foyer 10.83 Ft x 8.92 Ft
2pc Bathroom 6.92 Ft x 2.83 Ft