



# 135 Nolanshire Point Calgary Alberta

\$979,000

Located in the sought after community of Nolan Hill, this customized 5 bedroom home is loaded with upgrades. Situated on a quiet cul-de-sac and a large pie lot. The professionally landscaped backyard is not only southwest facing, but also backs onto the ravine and pathways for additional privacy. This home has over 3400sq ft of developed living space, perfect for the growing family. The main floor is the heart of the home. Upon entering you are welcomed with a beautiful foyer, 10 ft ceilings and hardwood flooring. Its open floorpan facilitates effortless entertaining and living. The kitchen is a dream with a large island, granite countertops, modern tile work, a gas range, stainless steel appliances, ample storage, and a customized built-in hutch. The spacious living area is flooded with natural light, accentuating the tile surrounding the gas fireplace. The main floor is complete with a home office, a mudroom, walkthrough pantry, and a powder room. Upstairs you will immediately appreciate the convenient floor plan. With an upstairs laundry room, a large bonus room with several windows, and built-ins. The two generous sized bedrooms, both have walk-in closets and are in close proximity to the 4 piece bathroom. The master retreat is ideally located on the other side of the bonus room for added privacy. The master bedroom is spacious and has a large walk-in closet with customized built-ins for additional storage. The master ensuite is truly stunning. Completing the space is a designated vanity station, his and her sinks, granite countertops, beautiful tile work, and a soaker tub. The fully developed basement has everything your family needs. A beautiful gas fireplace accentuates the living area that can be used as an additional family room, or games/rec area, complete with a built-in wet bar with quartz counters and a beverage fridge, two bedrooms, and a gorgeou...

4pc Bathroom 8.92 Ft x 5.00 Ft  
 5pc Bathroom 14.50 Ft x 10.58 Ft  
 Bedroom 15.00 Ft x 10.92 Ft  
 Bedroom 13.83 Ft x 10.83 Ft  
 Family room 14.50 Ft x 14.67 Ft  
 Other 12.25 Ft x 6.08 Ft

2pc Bathroom 5.00 Ft x 4.75 Ft  
 Dining room 13.83 Ft x 9.17 Ft  
 Kitchen 12.33 Ft x 15.33 Ft  
 Living room 12.75 Ft x 15.42 Ft  
 Other 8.58 Ft x 9.42 Ft  
 Office 7.00 Ft x 10.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX Realty Professionals**

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3pc Bathroom 5.00 Ft x 8.67 Ft

Bedroom 8.50 Ft x 11.58 Ft

Bedroom 11.17 Ft x 10.08 Ft

Recreational, Games room 18.92 Ft x 15.00 Ft

Pantry 4.25 Ft x 14.83 Ft

Laundry room 7.75 Ft x 5.17 Ft

Primary Bedroom 12.42 Ft x 15.50 Ft