



272 Nolanshire Point Calgary Alberta

\$849,900

Located in the family friendly community of Nolan Hill and situated on an expansive corner lot, this beautifully appointed 4+1 bedroom home offers over 3,600 sq ft of thoughtfully designed living space. Wide plank hardwood floors, soaring ceilings, and upgraded lighting create an inviting main level centered around a stylish living room with a feature fireplace. The adjacent chef's kitchen is finished with quartz countertops, a generous island with seating, abundant cabinetry including a walk in pantry, and stainless steel appliances. A spacious dining area easily accommodates gatherings with family and friends. Just off the kitchen, a private office with new carpet and pocket doors provides an ideal work from home retreat. A mudroom and a 2 piece powder room complete the main floor. The upper level, also updated with new carpet, hosts four generously sized bedrooms, a convenient laundry room, and a 4 piece main bath. The serene primary suite features a walk in closet and a spa inspired 5 piece ensuite with dual sinks, a corner soaker tub, and a separate shower. The fully developed basement expands your living space with a huge recreation room—perfect for movie nights or a games area—along with a fifth bedroom and roughed in for a full bath, ideal for guests or teens . Outside, the expansive backyard offers both a deck and patio, providing multiple zones for outdoor dining, relaxation, and play. A double attached front garage adds everyday convenience. This exceptional home is ideally located close to parks, schools, shopping, public transit, and offers quick access to Sarcee and Shaganappi Trails. (id:6769)

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Recreational, Games room 15.50 Ft x 32.17 Ft

Bedroom 11.17 Ft x 17.00 Ft

Office 10.00 Ft x 11.92 Ft

Dining room 11.92 Ft x 11.33 Ft

Kitchen 10.83 Ft x 15.42 Ft

Living room 14.08 Ft x 15.75 Ft

Other 7.08 Ft x 9.17 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 14.00 Ft x 15.33 Ft

Bedroom 13.92 Ft x 12.75 Ft

Bedroom 12.67 Ft x 9.92 Ft

Bedroom 10.75 Ft x 9.75 Ft

Laundry room 9.67 Ft x 5.50 Ft

Furnace 13.33 Ft x 19.92 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

