

66 Nolancliff Crescent Calgary Alberta

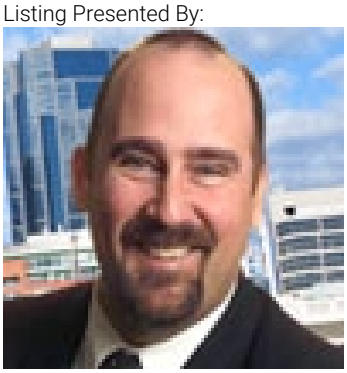
$947,000

NEW PRICE!!! Executive walk-out two-storey in Nolan Hill, excellent location with south facing lot backing onto green space. Built in 2014, this impressive 2,660 sq. ft. home features four bedrooms, 2.5 bathrooms, and an unfinished walk-out basement with excellent development potential. The bright, open-concept main floor is ideal for family living and entertaining, with hardwood flooring, large windows, and a spacious living room centred on a gas fireplace. The living, dining, and kitchen areas flow seamlessly, creating an inviting gathering space. The gourmet kitchen offers granite countertops, abundant cabinetry, a walk-in pantry, and a rare separate spice kitchen. Work from home in the convenient main floor office. Upstairs, a vaulted bonus room adds space to unwind. Four generous bedrooms include a primary retreat with room for a king-sized bed, a walk-in closet, and a spa-inspired ensuite with a corner jetted tub. The functional layout and spacious rooms also support multigenerational living. The rare south-facing lot enjoys abundant sunshine and a large backyard suited to outdoor activities, family gatherings, and summer entertaining. Outdoor features include a balcony, pergola, stone patio, irrigation system, and BBQ gas line. Additional highlights include central air conditioning, upgraded lighting, and built-in speakers throughout. Major exterior upgrades completed in 2025 include a new roof, siding, gutters, and eaves. Ideally located near parks, pathways, schools, shopping, everyday amenities, and major routes, this home offers executive-style living, sun-filled outdoor space, and a peaceful ravine-side setting in sought-after Nolan Hill. (id:6769)

Foyer 5.42 Ft x 6.58 Ft
Kitchen 12.42 Ft x 13.67 Ft
Pantry 10.08 Ft x 11.83 Ft
Dining room 9.00 Ft x 13.92 Ft
Living room 12.58 Ft x 16.92 Ft
Other 9.33 Ft x 3.33 Ft
Office 5.08 Ft x 8.92 Ft
2pc Bathroom 5.33 Ft x 4.92 Ft

Laundry room 7.75 Ft x 5.08 Ft
Bedroom 11.92 Ft x 11.42 Ft
Primary Bedroom 12.42 Ft x 15.33 Ft
Other 12.08 Ft x 6.08 Ft
Bedroom 10.25 Ft x 14.75 Ft
Other 3.67 Ft x 6.50 Ft
Bedroom 12.75 Ft x 10.25 Ft
5pc Bathroom 10.50 Ft x 14.42 Ft

Listing Presented By:



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Bonus Room 14.17 Ft x 14.50 Ft

4pc Bathroom 8.83 Ft x 4.92 Ft