



**GRASSROOTS**  
REALTY GROUP

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**15 Nolanshire Crescent NW**  
**Calgary, Alberta**

**MLS # A2243492**



**\$869,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Nolan Hill                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 2,547 sq.ft.                                                             | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                   |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Private, R |               |                   |

|                    |                                                                                                                                                              |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                                                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                               | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                              | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                                                               | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                                                                                                              | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Security Cameras,                                                                                                                                            |                   |     |

Welcome Home. This beautifully upgraded and fully developed two-storey home is a showstopper—offering luxurious living, sophisticated style, and the kind of wow-factor that’s sure to impress at every turn. We invite you to step inside to a spacious foyer that flows into the sunny open-concept main floor featuring a convenient front flex room—ideal for creative workspace or working from home. This kitchen is a showpiece of style and functionality—featuring sleek stainless steel appliances, sleek granite countertops, and crisp white cabinetry that beautifully contrasts with the expansive central island that offers generous seating and prep space, ideal for casual breakfasts, elegant entertaining, or gathering with family and friends. Pendant lighting adds a modern touch, while the walk-through pantry and ample storage elevate everyday convenience. The living room takes center stage with a stunning stone fireplace, adding warmth, character, and a true focal point to the open-concept main floor. The spacious dining area is anchored with large windows that flood the space with natural light and a garden door to your large maintenance free backyard complete with turf and a gorgeous composite deck. You can spend your summers enjoying the sunshine instead of mowing the lawn! You will stay cool all summer long with the central A/C. The main floor is finished off with a two-piece powder room and a functional mudroom with storage. Upstairs, the expansive bonus room offers endless possibilities—perfect as a cozy family lounge, vibrant playroom, or stylish media space. This versatile area adds valuable square footage and flexibility to suit your lifestyle. The primary suite is an indulgent retreat, with a luxurious spa-inspired ensuite that invites relaxation—featuring dual vanities, a deep soaking tub, and an oversized glass-enclosed

shower for the ultimate escape. The spacious walk-in closet is seamlessly connected to the convenient upper-level laundry room, making daily chores a breeze and offering a perfect blend of functionality and comfort. The two additional bedrooms are a great size and each have their own walk-in closets. The upper level is finished off with another 5 piece bathroom, so no more fighting over sink space. The fully finished basement was beautifully designed and completed with permits, maximizing your living space while giving you peace of mind. The large recreation room boasts a custom stone feature wall and boasts a spacious area for family entertainment and a bar making this the ideal hang out spot! A good sized 4th bedroom, a 3 pce bathroom with a gorgeous tiled shower, and ample storage space round out this level. Tucked away on a quiet street in the desirable community of Nolanhill, this home is nestled on a spacious lot. Nolan Hill is a vibrant, family-friendly community with amazing accessibility to major commuter routes and countless amenities. Ground has just broken on the newly announced school too!