



**91 Nolanfield Crescent NW
Calgary, Alberta**

MLS # A2311191



\$969,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,593 sq.ft.	Age:	2013 (13 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Environ		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows

Inclusions: Pool Table

THE RARE RIDGE-WALKOUT YOU’VE BEEN WAITING FOR. Perfectly positioned on a premium lot backing directly onto a scenic pond and greenspace, this executive 2-storey walkout offers over 3,550 sq. ft. of finished living space designed for the modern family. The open-concept main floor immediately impresses with 9’ ceilings and a full wall of windows that frame breathtaking, unobstructed northwest views. At the heart of the home is a chef-inspired kitchen featuring stone countertops, a massive central island, high-end stainless appliances, and a versatile coffee/wine bar with a built-in tech station. Whether hosting in the generous dining area or relaxing by the gas fireplace, the transition to the oversized Duradek balcony is seamless. The upper level is a masterclass in layout, featuring a bright bonus room with soaring 10’ ceilings and four large bedrooms on one floor—a rare find. The primary retreat serves as a true sanctuary, offering stunning views and a spa-inspired 5-piece ensuite with a deep soaker tub and stand-alone shower. The professionally finished walkout basement expands your living space significantly, hosting the 5th and 6th bedrooms, a full bathroom, and a massive recreation area that steps out to a beautifully landscaped yard and composite deck. Significant recent upgrades including new shingles and siding provide long-term peace of mind. Additional highlights include rich hardwood flooring, a spacious mudroom, and an oversized double attached garage. Located just steps from Nolan Hill’s extensive pathway system, parks, and shopping, this 6-bedroom masterpiece offers a lifestyle of privacy and sophistication that is rarely available on the ridge. Your forever view awaits.