



**119 Nolanshire Point NW
Calgary, Alberta**

MLS # A2317936



\$999,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,507 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Recessed Lighting, Storage, Vinyl Windows, Wired for Sound

Inclusions: N/A

| OPEN HOUSE - CANCELLED | One of NOLAN HILL'S exceptional and rarely available ESTATE BUNGALOW opportunities — a luxury custom-built SHANE HOMES WALKOUT BUNGALOW set on an extraordinary 7,201 sq.ft. reverse pie lot backing directly onto GREENSPACE with NO REAR NEIGHBOURS, tucked away in a quiet cul-de-sac. | EXTERIOR LUXURY FEATURES: | PREMIUM HARDIE BOARD EXTERIOR, an oversized double attached garage with extra width and depth, a large driveway, CENTRAL AIR CONDITIONING, mature landscaping, and a professionally installed 9.72kW SOLAR SYSTEM featuring 24 premium panels with production monitoring capability. The solar system offers reduced electrical expenses and long-term efficiency, adding meaningful value to an already exceptional home. The oversized reverse pie lot backs onto open greenspace with a walking path, creating rare privacy and a peaceful natural setting. | MAIN FLOOR INTERIOR: | ' ceilings, upgraded ' interior doors, professionally installed built-ins, and oversized windows that bring in an abundance of natural light while showcasing the greenspace views. The open-concept kitchen, dining, and living areas are designed for both everyday comfort and entertaining. The beautifully appointed kitchen features professional series appliances, abundant cabinetry, generous prep space, and a rare dedicated BUTLER'S PANTRY that is both elegant and highly functional. | PRIMARY RETREAT: | The main-floor primary bedroom offers oversized windows, space for a sitting area, a cozy fireplace, and a spa-inspired 5-piece ensuite featuring IN-FLOOR HEAT. The spacious walk-in closet includes a built-in organization system, while the main-floor laundry offers newer series machines for added convenience. | WALKOUT BASEMENT: | Fully

