

## 91 Nolanfield Crescent NW Calgary, Alberta

MLS # A2311191



# \$995,000

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,593 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	6	<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, Backs on to Park/Green Space, Creek/River/Stream/Pond, Environ		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows		
<b>Inclusions:</b>	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.