

47 Nolancliff Place NW  
Calgary, Alberta

MLS # A2255330



**\$829,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Nolan Hill             |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 2,340 sq.ft.           | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.09 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |                                                     |                   |     |
|--------------------|-----------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central, Natural Gas                                | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Wood                                        | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                     | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                      | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                                        | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                     | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Granite Counters, Kitchen Island, Walk-In Closet(s) |                   |     |

**Inclusions:** washer, dryer, dishwasher, microwave, fridge, stove, all window covering ( as-is condition)

Nestled in the highly desirable Nolan Hill community, just steps from a community park with a playground, this well-maintained 2-storey home offers over 3,000 sq. ft. of thoughtfully designed living space. Showcasing pride of ownership and a range of one-of-a-kind upgrades that set it apart from standard builder homes, it features soaring 9-foot ceilings, a garage window that fills the space with natural light, and a sunny southwest-facing backyard perfect for outdoor enjoyment. This home strikes the ideal balance of style, comfort, and convenience. Step into the main floor, where a sun-filled living room with a cozy fireplace welcomes you, enhanced by designer light fixtures in both the living and dining areas to create an inviting and elegant atmosphere. The modern kitchen impresses with a pantry, upgraded extended counter space with additional cabinetry, and an adjoining prep kitchen—offering both style and functionality for effortless meal prep and entertaining family and friends. Upstairs, the primary suite features an exceptionally large walk-in closet, a 4-piece ensuite, and a second thermostat for convenient independent control of heating and AC. The laundry room has been upgraded and relocated to the second floor, complete with a high-value folding countertop to add everyday convenience. The fully finished basement includes a wet bar, versatile living space and one bedroom+1 den, ideal for entertaining, hosting game nights, or creating a cozy retreat. An upgraded staircase railing provides a stylish finishing touch to this exceptional home.