

**71 Nolanfield Crescent NW  
Calgary, Alberta**

**MLS # A2285990**



**\$979,999**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,502 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, O		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Conservation, Environmental Res		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	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>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

**RIDGE LOT! WALKOUT BASEMENT! INCREDIBLE VIEWS! SOLAR PANELS!** Welcome to this executive custom-built home perfectly positioned on an oversized ridge lot backing onto scenic greenspace and pond in the highly desirable community of Nolan Hill, offering exceptional privacy and breathtaking northwest views. With over 3,488 SQ FT of developed living space, this fully finished 2-storey walkout features 4 bedrooms, 3.5 bathrooms, a bonus room, main floor office, and gym within a bright open-concept layout. The main floor offers 9' ceilings, a spacious living room with gas fireplace, generous dining area, and a full wall of windows leading to the oversized Duradek balcony complete with awning, gas line, and water hookup—perfect for relaxing or entertaining while enjoying the views. The chef-inspired kitchen features stone countertops, a large island, gas cooktop, high-end stainless steel appliances, extensive cabinetry, prep/coffee or wine bar, tech station, and walk-in pantry. Upstairs you'll find a luxurious primary retreat with stunning northwest views, a spa-inspired 5-piece ensuite with soaker tub, stand-alone shower, cozy three-sided fireplace, and walk-in closet, along with two additional bedrooms, a 4-piece bathroom, convenient upper laundry, and a bright bonus room with impressive 10' ceilings. The builder-finished walkout basement offers a large recreation and entertaining area, gym space, fourth bedroom, full bathroom, storage, and direct access to the beautifully landscaped backyard featuring a composite deck and private hot tub. Major recent exterior upgrades include new shingles, siding, eavestroughs, fascia and downspouts, adding long-term value and peace of mind. Additional highlights include recently installed solar panels, air conditioning, hardwood flooring, rounded corners, a spacious mudroom

with built-ins, GoBright exterior lighting, and an oversized heated double attached garage (21' x 25'). Ideally located close to schools, shopping, parks, pathways, and major roadways, this is a rare opportunity to own a premium ridge walkout property with exceptional views in one of NW Calgary's most desirable communities.