

# \$875,000 - 268 Nolanshire Point Nw, Calgary

MLS® #A2228547

**\$875,000**

4 Bedroom, 4.00 Bathroom, 2,439 sqft

Residential on 0.13 Acres

Nolan Hill, Calgary, Alberta

\*\*\* PRICED TO SELL \*\*\* Welcome to this exquisite custom home in Nolan Hill, crafted by Shane Homes, offering over 3,200 square feet of luxurious living space. This property boasts numerous upgrades, including a fully finished basement, central vacuum, new roof and back siding, air conditioning, a water softener, speakers and a ventilation system for radon gas exhaust.

The bright and inviting front entrance leads to a main floor office. The chef-inspired kitchen is equipped with top-notch stainless steel appliances and an expansive pantry. The open-concept layout seamlessly connects the living room, dining area, and kitchen, creating the perfect setting for family gatherings and entertaining.

Upstairs, you'll discover a spacious bonus room, three bedrooms, and two bathrooms, including a sumptuous primary suite with a spa-like 5-piece ensuite and walk-in closet. The upper floor is equipped with air conditioning for year-round comfort.

The fully finished basement includes a bedroom, 3-piece bathroom, sports corner, and a good size living area. The backyard showcases an upgraded deck with a playground, perfect for kids.

Situated in Nolan Hill, this home is close to scenic walking trails, parks, shopping, dining,



and major routes like Stoney Trail. Don't miss your chance to own this exceptional home in one of Calgary's most desirable communities. Book your viewing today!

Built in 2014

### Essential Information

MLS® #	A2228547
Price	\$875,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,439
Acres	0.13
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	268 Nolanshire Point Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0P5

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

	Stove, Microwave, Washer, Window Coverings, Built-In Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	12
Zoning	R-G
HOA Fees	100
HOA Fees Freq.	ANN

## Listing Details

Listing Office	URBAN-REALTY.ca
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