

51 NOLANCLIFF Place, Calgary T3R 0T4

MLS®#: **A2137807** Area: **Nolan Hill** Listing Date: **06/05/24** List Price: **\$839,900**
 Status: **Pending** County: **Calgary** Change: **-\$25k, 19-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **3,939 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,241**
 Low Sqft:
 Ttl Sqft: **1,241**

DOM

23
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Landscaped**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Warming Drawer,Washer,Water Softener,Window Coverings**

Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Skylight(s),Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`5" x 3`0"	5pc Ensuite bath	Main	8`2" x 9`10"
Dining Room	Main	13`8" x 9`1"	Kitchen	Main	17`2" x 14`0"
Laundry	Main	11`2" x 8`7"	Living Room	Main	13`6" x 14`11"
Office	Main	8`3" x 8`10"	Bedroom - Primary	Main	11`10" x 12`7"
Walk-In Closet	Main	7`3" x 5`0"	3pc Bathroom	Basement	9`1" x 4`10"

**Bedroom
Game Room**

**Basement
Basement**

**12`10" x 10`3"
24`3" x 14`5"**

**Bedroom
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**9`0" x 15`5"
10`11" x 31`11"**

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1510378

Remarks

Pub Rmks:

Welcome to this exquisite and rare bungalow style home in the highly sought-after community of Nolan Hill. Built in 2018 by Morrison Homes, this property combines modern luxury with thoughtful design, making it an ideal retreat for empty nesters, retirees, small families and professionals. This like-new home boasts a double attached garage, central air conditioning, water filtration & softener, central vacuum and elegant Hunter Douglas window coverings. The bright and open concept layout is accentuated by the well-maintained condition of the home, ensuring a move-in ready experience. Step into a welcoming space with 12-foot vaulted ceiling and luxury vinyl plank flooring which flows throughout the main and lower levels. The kitchen is a chef's dream, featuring two skylights, stainless steel appliances including a gas stove, chimney hood fan, built-in convection microwave, and warming oven. The quartz countertops, ample cabinet space, tile backsplash, walk-in pantry, and centre island with breakfast bar and pendant lighting create a perfect culinary environment. The adjoining dining area is perfect for family meals or entertaining guests. The comfortable living area is highlighted by a cozy gas fireplace and large windows which flood the space with natural light. The living area also provides access to the west-facing back deck, equipped with electric retractable awnings, a gas line for BBQ, and a professionally landscaped backyard - an ideal spot for outdoor relaxation and gatherings. The spacious primary bedroom offers vaulted ceiling, large windows, a private door to the back deck and a luxurious 5-piece ensuite featuring a stand-up tile shower, tub, double sinks with quartz countertops, and a walk-in closet. An office/den with built-in cabinetry, a convenient 2-piece bathroom and main floor laundry space add to the convenience and functionality of the main level. The professionally finished basement offers additional living space with a high ceiling, creating an airy and open atmosphere. It includes a rec room with a gas fireplace, perfect for cozy evenings or entertaining. Two additional bedrooms, a 3-piece bathroom, and a storage area complete this lower level, providing ample space for guests or hobbies. Living in Nolan Hill offers access to a wealth of amenities. Enjoy the numerous parks, walking paths, and green spaces that make this neighbourhood a delight for outdoor enthusiasts. Nearby shopping and dining options at Sage Hill Crossing and Beacon Hill Shopping Centre provide convenience and variety. Families and professionals will appreciate the easy access to major roads and public transit, ensuring smooth commutes and connectivity. Families in Nolan Hill have access to quality education within a short distance from home, making it an ideal community for those with school-aged children. With its blend of luxury, comfort, and prime location, this home is a true gem.

Inclusions:
Property Listed By:

**Water Filtration System, TV Mounts, Electric Awnings in Backyard, Rain Collector in Backyard
RE/MAX Real Estate (Mountain View)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

51 Nolanciff Pl, Calgary, AB

Main Floor Exterior Area 1202.09 sq ft
Interior Area 1182.36 sq ft
Excluded Area 416.16 sq ft

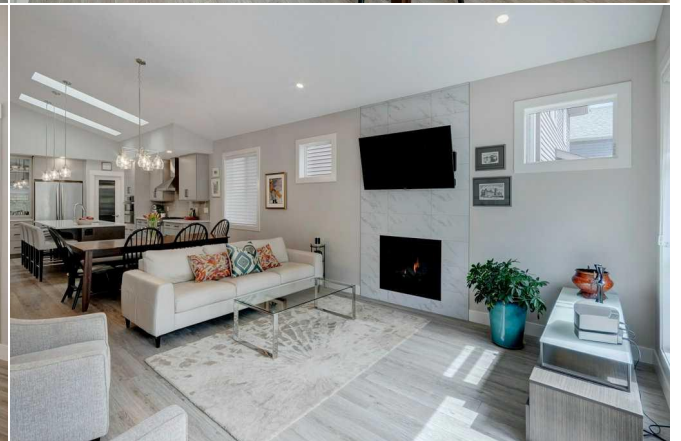


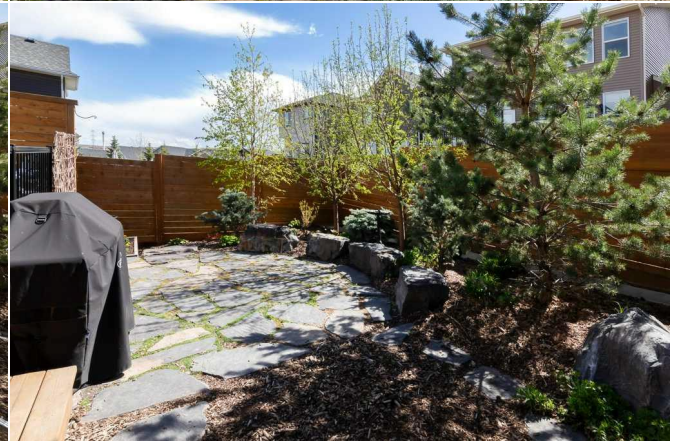
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PREPARED: 20240517

While legends are excluded from total floor area in ISO/IEC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.









51 Nolanciff Pl, Calgary, AB

Basement (Below Grade) Exterior Area 1228.09 sq ft
Interior Area 1071.17 sq ft



PREPARED: 20240517

Walls require are excluded from total floor area in SQUARE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

