



THE
A-TEAM

**RE/MAX
FIRST**

86 NOLANCLIFF Crescent, Calgary T3R 0S6

MLS®#: **A2173556**

Area: **Nolan Hill**

Listing **10/17/24**

List Price: **\$1,098,000**

Status: **Pending**

County: **Calgary**

Change: **-\$22k, 06-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **2,517**

Low Sqft:

Ttl Sqft: **2,517**

DOM

34

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Lot Information

Lot Sz Ar: **5,628 sqft**

Lot Shape:

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Front Yard,No Neighbours Behind,Landscaped,Underground Sprinklers,Rectangular Lot,Views

Park Feat:

Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,On Street

Utilities and Features

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

Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**
Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Double Vanity,Dry Bar,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`11" x 4`9"	Den	Main	11`6" x 9`9"
Dining Room	Main	13`11" x 9`0"	Kitchen	Main	15`4" x 12`2"
Living Room	Main	15`6" x 12`8"	Mud Room	Main	9`4" x 8`4"

4pc Bathroom	Second	8`10" x 4`10"	5pc Ensuite bath	Second	14`4" x 10`8"
Bedroom	Second	14`11" x 10`11"	Bedroom	Second	13`9" x 10`8"
Family Room	Second	14`6" x 14`0"	Laundry	Second	7`7" x 5`1"
Bedroom - Primary	Second	15`5" x 12`4"	Walk-In Closet	Second	12`1" x 6`0"
4pc Bathroom	Basement	11`0" x 4`11"	Bedroom	Basement	14`2" x 11`0"
Dining Room	Basement	13`0" x 11`10"	Kitchen	Basement	11`4" x 8`9"
Game Room	Basement	15`4" x 14`11"	Furnace/Utility Room	Basement	11`10" x 8`3"

Legal/Tax/Financial

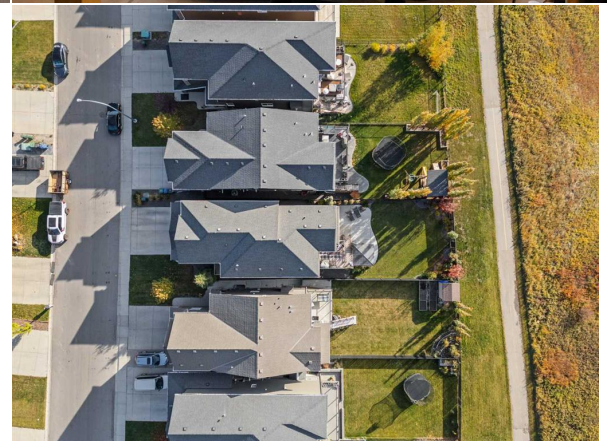
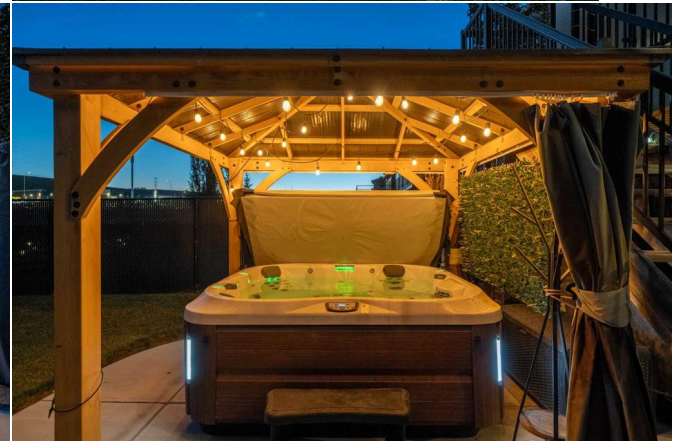
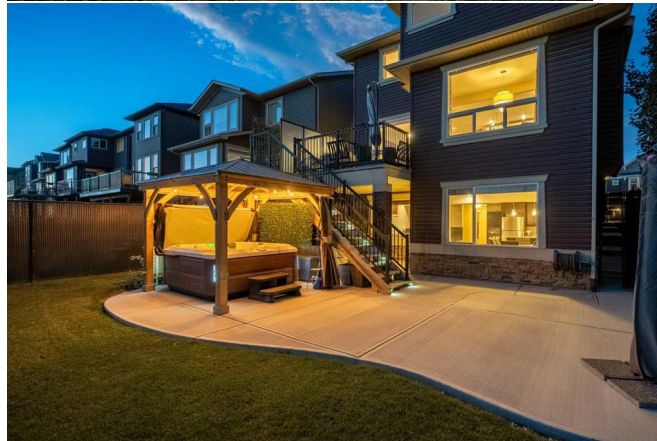
Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **1313034**

Remarks

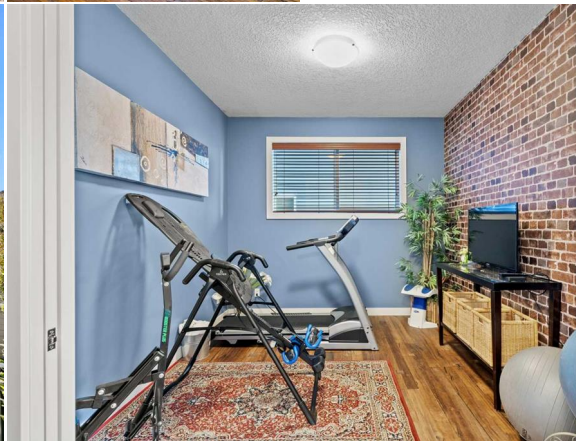
Pub Rmks: **SIMPLY STUNNING, THIS COULD BE THE ONE YOU'VE BEEN WAITING FOR! This remarkable residence offers luxury and an unparalleled lifestyle experience, perfect for families needing space for extended family and pets. Located on a south-facing, conventional walk-out lot, it overlooks a peaceful ravine with walking paths and scenic lookouts. The backyard paradise with no rear neighbors is ideal for hosting events, adding a swing set or trampoline, or unwinding by a firepit or in a hot tub. Such a high-caliber home with these features is rarely available at this price point. From the moment you arrive, you'll appreciate the meticulous attention to detail that sets this Shane Homes masterpiece apart. Spanning over 3,500+ sq. ft. of living space and showcasing hundreds of thousands in luxury upgrades, this home is a must-see. The main level offers 9' ceilings, beautiful farmhouse oak floors, an elegant two-tone staircase, and a spacious office with pocket doors and reed glass inserts. The cozy living area showcases a custom gas fireplace and mantel, while the mudroom provides ample closet space and storage. The built-in ceiling speakers offer the perfect ambiance, and the dreamy chef's kitchen boasts two-tone cabinetry, built-in appliances, stone countertops, a striking backsplash, and a corner pantry. Extended cabinetry flows into the dining area, complete with a dry bar and bar fridge. Large picture windows flood the home with natural light and capture ravine views. The upper level features a central bonus room with vaulted ceilings, perfect for movie nights or unwinding after a long day. The primary bedroom is a retreat with vaulted ceilings, built-in speakers, a dry bar, a walk-in closet, and large windows. The en-suite offers dual sinks, custom cabinetry, a tiled shower with 10mm glass, and a jetted corner tub. Two additional bedrooms with walk-in closets, a main bath, laundry room, and an office niche complete the upper level. The builder-finished lower level includes an illegal suite with potential for legalization with proper permits. It boasts a large bedroom, full bathroom, living and dining areas, kitchen, 9' ceilings, and large windows. With separate laundry, zone heating, and a private entrance, it's ideal for multigenerational living or future rental potential. Additional features include air conditioning, heated garage with soaring ceilings, Gemstone lights, sprinkler system, concrete pathways, rear patio, full fencing, and low-maintenance landscaping. The deck offers privacy glass panels, vinyl flooring, and metal cladding for year-round enjoyment. High-end window coverings, an alarm system, and numerous other upgrades ensure nothing is overlooked. Located in family-friendly Nolan Hill, you'll enjoy green spaces, paths, and proximity to shopping like Costco and Wal-Mart. Schools and bespoke amenities are just a short drive away, making it ideal for families seeking luxury, community, and convenience. Don't miss the VIRTUAL TOUR—this is truly a must-see!**

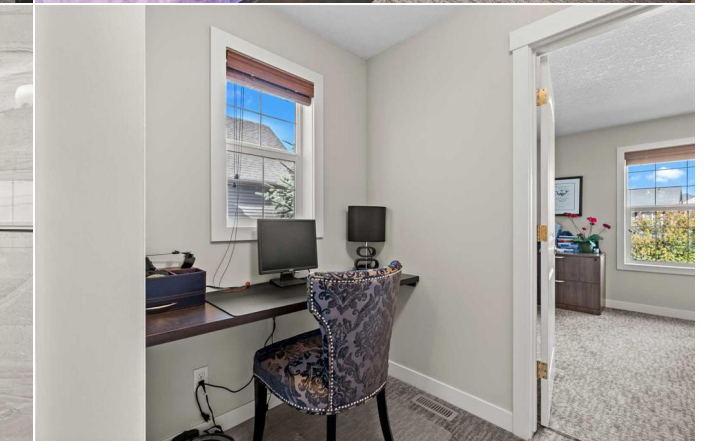
Inclusions: **BASEMENT: refrigerator, dishwasher, stacked washer and dryer. garage heater, Gemstone Lights, in-ceiling speakers,**
 Property Listed By: **Real Broker**

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







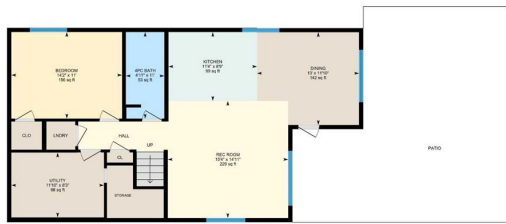






86 Nolanciff Cres NW, Calgary, AB

Basement (Below Grade) Exterior Area 1123.65 sq ft
Interior Area 343.37 sq ft



0 5 10 ft

PREPARED: 2024/10/16

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

86 Nolanciff Cres NW, Calgary, AB

Main Floor Exterior Area 1093.06 sq ft
Interior Area 1970.96 sq ft
Excluded Area 208.12 sq ft



0 5 10 ft

PREPARED: 2024/10/16

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86 Nolanciff Cres NW, Calgary, AB

2nd Floor Exterior Area 1424.13 sq ft
Interior Area 1220.90 sq ft
Excluded Area 60.23 sq ft



0 5 10 ft

PREPARED: 2024/10/16

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