



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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91 Nolanfield Court NW  
Calgary, Alberta

MLS # A2261606



**\$820,000**

|           |                                                        |        |                   |
|-----------|--------------------------------------------------------|--------|-------------------|
| Division: | Nolan Hill                                             |        |                   |
| Type:     | Residential/House                                      |        |                   |
| Style:    | 2 Storey                                               |        |                   |
| Size:     | 2,418 sq.ft.                                           | Age:   | 2012 (13 yrs old) |
| Beds:     | 4                                                      | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached                                 |        |                   |
| Lot Size: | 0.11 Acre                                              |        |                   |
| Lot Feat: | Back Yard, Landscaped, Pie Shaped Lot, Street Lighting |        |                   |

|             |                                                                                                                                |            |     |
|-------------|--------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                                                                     | Water:     | -   |
| Floors:     | Carpet, Hardwood, Tile                                                                                                         | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                | Condo Fee: | -   |
| Basement:   | Finished, Full                                                                                                                 | LLD:       | -   |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame                                                                                             | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                | Utilities: | -   |
| Features:   | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Stone Counters, Storage, Vinyl Windows |            |     |

Inclusions: N/A

This beautifully upgraded 2,418 sq ft home by Homes by Avi sits on a quiet pie lot at the end of a cul-de-sac, steps from a playground in the heart of Nolan Hill. The main level features 9-foot ceilings, hardwood floors, abundant natural light, and a built-in sound system. The upgraded gourmet kitchen is a standout with a massive 9-foot quartz island, dual Silgranite sinks, stainless steel appliances including a 36-inch gas cooktop, built-in double wall ovens, and 42-inch cabinetry. The great room centers around a gas fireplace with coffered ceilings, and there's a versatile front flex room ideal for a home office. A spacious mudroom with a built-in locker and a rare side entrance adds to the home's functionality. Upstairs, a vaulted bonus room provides a perfect retreat for family movie nights or a play area. The luxurious primary suite features dual walk-in closets, dual vanities, and a built-in makeup station. Two additional bedrooms, an upper-level laundry room, and a well-appointed full bath complete the upper floor. The professionally finished basement by Basement Builders continues the home's quality, featuring 9-foot ceilings, a large recreation area with a home gym on one side and a cozy family room with a bar on the other, plus a fourth bedroom and a full bathroom—ideal for guests or extended family. Outside, the backyard has been thoughtfully landscaped with mature trees, a natural stone patio and walkway, a large deck featuring privacy screens and a hot tub, as well as a shed, dog run, and an integrated sound system. The oversized, double-attached garage is loaded with extras, including a dog wash, workbench, sink, and overhead storage. Nolan Hill continues to grow as one of NW Calgary's most family-friendly communities, with winding pathways, playgrounds, and quick access to local amenities, including The Gates of Nolan Hill

shopping plaza. New schools are in the planning stages, and a range of excellent public and Catholic schools already serve the community. Nearby transit options, well-maintained green spaces, and a strong sense of community make this home a standout choice for families seeking to establish roots.