

# \$900,000 - 130 Nolancliff Crescent Northwest, Calgary

MLS® #A1242405

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## \$900,000

4 Bedroom, 3 Bathroom, 2,538 sqft  
Residential on 0.11 Acres

Nolan Hill, Calgary, Alberta

\*\*\*Back on the market due to buyer's financing\*\*\* Remarkable new listing in Nolan Hill backing onto a beautiful ravine and walking paths. This 2016-built Sterling home offers a beautiful floor plan with an open concept main level that features a gourmet kitchen with built-in stainless steel appliances, white cabinets, stone countertops, walk through pantry, and a large island that's ideal for family breakfasts and entertaining guests.

The large living room has a centered gas fireplace and an abundance of windows that let in plenty of light and provide a gorgeous view of the ravine. The upstairs offers 4 bedrooms, the laundry room, 2 full baths, and a spacious bonus room. The bonus room is very well located in the center of the upper floor providing privacy to the bedrooms. The upper bathroom is a jack/jill bath with dual sinks and has a cheater door to one of the bedrooms.

The primary suite is large, with plenty of windows and a gorgeous view, it offers a walk-in closet with built-in custom shelves and a gorgeous ensuite bathroom. Other features include solar panels, a fully finished heated garage with epoxy floors, air conditioning, a large deck with privacy glass, a backyard with an automated underground sprinkler system, a raised garden, and direct access to the ravine. Please contact us to schedule your private viewing.



Built in 2016

## Essential Information

MLS® #	A1242405
Price	\$900,000
Sold Price	\$878,000
Date Sold	August 19th, 2022
Bedrooms	4
Full Baths	2
Half Baths	1
Square Footage	2,538
Lot SQFT	4,704
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

## Community Information

Address	130 Nolancliff Crescent Northwest
Subdivision	Nolan Hill
City	Calgary
Province	Alberta
Postal Code	T3R 0V1

## Amenities

Parking Spaces	4
Parking	Double Garage Attached

## Interior

Goods Included	Crown Molding, Double Vanity, French Door, Granite Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Basement Development	Unfinished, Walk-Out
Basement Type	Unfinished, Walk-Out
Flooring	Carpet, Hardwood, Tile

## Exterior

Exterior Features	Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete
Front Exposure	N
Frontage Metres	37.77M 123`11"
Site Influence	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Private, Rectangular Lot

## Additional Information

Zoning	R-1
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX FIRST
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Listing information last updated on July 20th, 2024 at 10:50pm MDT