



GRASSROOTS
REALTY GROUP

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53 Nolanfield Lane NW
Calgary, Alberta

MLS # A2218017



\$650,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,631 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Aluminum Siding , Brick	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Pantry, See Remarks, Vinyl Windows		

Inclusions: WALL MOUNTS FOR TV'S

Welcome to 53 Nolanfield Lane NW - a place that instantly feels like home. This "MERCATO" 2 story model stands out offering a front flex space, 3 Bedrooms, 2.5 baths, many upgrades, large scale windows plus a double detached garage!! From the moment you arrive, this home's CURB APPEAL makes a lasting impression. A warm, inviting color palette, beautifully complemented by STONE accents, large VINYL windows and an EXTENDED concrete walkway, COVERED front porch and stone steps to the back yard. The mature tree and front flower bed adds a touch of shade and a warm welcome. This 3 Bedroom 2.5 Bath home features, a bright front flex space - perfect as a home office, play space, or a quiet retreat. The main floor unfolds to a great open-concept layout designed for connection and comfort. With 9' ceilings, large picture windows, and custom blinds (throughout the home), natural light flows easily through every corner! The kitchen is both stylish and functional, featuring rich dark staggered cabinetry, granite countertops, upgraded appliances, corner pantry, hardwood flooring and a tile backsplash. Whether it's weekday dinners or weekend gatherings, this space is designed to easily enjoy! And with central A/C, you'll stay cool and comfortable all summer long. The dining area offers plenty of room for hosting and flows seamlessly to the fully fenced and landscaped backyard - complete with a stone patio, a gas line for the BBQ, a gardening area & grass. The double detached garage checks all the boxes: it's partially insulated, fits a full-sized truck (yes, even a GMC 1/2 ton) and a SUV - plus there is a dedicated gas line ready for future heating! Upstairs, the primary suite is the peaceful escape with custom up/down blinds, large picture window, a private ensuite that includes

soaker tub, granite countertops, an extended vanity, walk in shower and tile above to the ceiling. Two additional bedrooms - both spacious and bright - each include large windows with blackout blinds and share a full bathroom with granite counters and tiled tub surround. The upper floor laundry room adds everyday convenience and thoughtful storage without the hassle of hauling loads up and down the stairs. Downstairs, the unspoiled basement offers endless possibilities with large windows, HRV and a rough-in for a future bathroom. **** Bonus: A BRAND NEW ROOF scheduled for installation June 2025 **** Enjoy easy access to nearby amenities including Costco, grocery stores, restaurants, schools, public transportation, parks, and more—everything you need just minutes away. A blend of style with everyday practicality, this move-in-ready home is the one you’ve been waiting for - call your favorite Realtor today for more details and