



**GRASSROOTS**  
REALTY GROUP

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**252 Nolanfield Way NW**  
**Calgary, Alberta**

**MLS # A2227599**



**\$695,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,021 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

This wonderful, spacious property in the family-friendly neighborhood of Nolan Hill is ready for you to call HOME! Situated on a quiet street with very little through-traffic, your kids can safely play in the front or back yard. Walk to coffee shops, restaurants, shopping, parks, and pathways&mdash;everything you need is nearby! With 5 BEDROOMS, there&rsquo;s plenty of space for everyone&rsquo;s needs. The main floor features an open-concept layout with a large living room and a separate front room that can be used as a home office or den. The kitchen island has been recently extended, so you&rsquo;ll love prepping meals on your gorgeous new granite countertops. Additional updates include a brand new stove, newer hood fan, and a fresh tile backsplash! Outside, enjoy family BBQs and soak up the sun with no neighbouring houses behind you! Head upstairs, and you&rsquo;ll find a spacious primary bedroom complete with a walk-in closet and a beautiful ensuite with dual sinks. The enormous bonus room is perfect for movie nights, watching the game with friends, or giving the kids a giant playroom! The fully finished basement offers two bedrooms, a wet bar, a full 4-piece bathroom, and still plenty of storage space. The only thing missing is you and your family making this property your home. Don&rsquo;t miss out on this one &mdash;book your showing today!