



GRASSROOTS
REALTY GROUP

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22 Nolanfield Terrace NW
Calgary, Alberta

MLS # A2232109



\$650,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,521 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: NA

Built in 2014 by Morrison Homes, a 16-time winner of the Calgary Region “Builder of the Year” Award. The bright, open main floor features 9' ceilings and a chef’s kitchen with granite countertops, a large island, alkaline drinking water spout, and high-end finishes - perfect for cooking and entertaining. A mudroom at the rear entrance adds practicality, while a half bath completes the main level. Upstairs, the spacious primary suite boasts a walk-in closet and ensuite, along with two additional bedrooms, a full bathroom, and a laundry room with washer and dryer. The entire home has a fresh coat of paint, and the brand new luxury vinyl plank flooring on the main leads down to the freshly fully finished basement, which has a generously sized media room, full bath, an additional bedroom, bar nook, and storage room. Out the rear, you'll find a deck, poured concrete patio and low-maintenance backyard which you'll enjoy great afternoon summer sun with the NW facing rear. The hot tub has its own poured concrete pad, with underground electrical conduit and wiring in place - hot tub included as-is. For added appliance longevity, the home includes a high-end water softener, plus an exterior hot water connection at the rear hose bib to speed up hot tub heating after a water change. The oversized 24' x 24' fully custom garage is massive (room for 2 vehicles, 2 motorcycles, plus room for a workbench and tools). With a custom 9' tall x 20' wide overhead door (2’ taller, 4’ wider than a standard double garage door). The overhead door is on a DC belt drive opener with battery backup. The garage has a 240-volt, 100-amp subpanel, with underground electrical and communications conduits running from the basement. With the garage's 10' ceiling height, a car lift is possible! A garage dweller's dream! This family-friendly home is a 5 minute

walk to numerous amenities, including a grocery store, vet clinic, medical office, and restaurants, with a future school site just a block away. Commuting is effortless with quick access to Stoney Trail, Deerfoot, Crowchild, and 14th Street. Garage to Banff in 75 minutes! Offering modern conveniences, thoughtful upgrades, and an unbeatable location, this home is a must-see!