

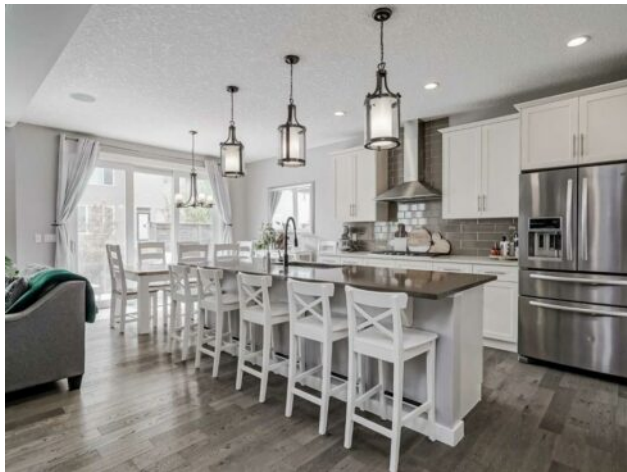


**GRASSROOTS**  
REALTY GROUP

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**91 Nolanfield Court NW**  
**Calgary, Alberta**

**MLS # A2239952**



**\$875,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.