



**GRASSROOTS**  
REALTY GROUP

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**62 Nolanfield Heights NW**  
**Calgary, Alberta**

**MLS # A2241969**



**\$689,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,703 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Private		

<b>Heating:</b>	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, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Tiered shelving in the basement living room, three small tiered shelves in the office, TV rack in the basement. Central Vacuum System Roughed In

**\*\*OPEN HOUSE: July 26th & 27th 1pm- 3pm \*\*** Welcome to the picturesque community of Nolan Hill &mdash; where charm, convenience, and comfort come together in perfect harmony! Nestled in a highly sought-after location, this beautifully appointed air-conditioned, south-facing detached home offers the ideal blend of sophisticated design and family-friendly functionality. With 4 spacious bedrooms, 3.5 bathrooms, and over 2,200 sq. ft. of developed living space, this home is the perfect sanctuary for growing families and entertainers alike. From the moment you arrive, the inviting full front covered porch welcomes you with warmth and charm &mdash; the ideal spot to sip your morning coffee or relax with a book in the evening. Step through the front door and into a sun-drenched main level, where oversized windows bathe the open living space in natural light, creating an airy and uplifting atmosphere. A step up, the heart of the home unfolds into a gourmet custom kitchen designed to inspire your inner chef. Thoughtfully laid out with ample cabinetry, a walk-in corner pantry, gleaming quartz countertops, a large central island, and sleek stainless steel appliances, this space is both practical and beautiful. The spacious dining area is perfect for hosting gatherings, leading you out onto the back deck to the professionally landscaped backyard oasis and oversized double detached garage &mdash; ideal for summer BBQs, evening cocktails, or peaceful moments of solitude. Just off the kitchen, a convenient half-bath leads you down to the fully finished basement, where comfort and functionality continue. Here you'll find a versatile recreation/living room, a large fourth bedroom with a walk-in closet, and a modern 3-piece bathroom &mdash; an ideal space for guests, a home office, or multigenerational living. Upstairs, retreat to your luxurious

primary suite, complete with a generously sized walk-in closet and a 4-piece ensuite bathroom, perfect for unwinding after a long day. Two additional bright and spacious bedrooms and an laundry room add convenience and ease to everyday living. Located just moments away from schools, convenient bus routes, shopping centers, parks, and a wealth of amenities, this home truly has it all. Don't miss your chance to experience the elegance, warmth, and lifestyle this home has to offer. Book your private showing with your REALTOR® today, take a 3D virtual tour and step into your future home &mdash; you'll fall in love the moment you walk in!