



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2248563**



**\$825,000**

|                  |                                                        |               |                   |
|------------------|--------------------------------------------------------|---------------|-------------------|
| <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.