



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

393 Nolanfield Way NW
Calgary, Alberta

MLS # A2249037



\$648,866

| | | | |
|------------------|-------------------------------------|---------------|-------------------|
| Division: | Nolan Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,394 sq.ft. | Age: | 2011 (14 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Dog Run Fenced In, Treed | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Suite | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s) | | |

Inclusions: Most furniture is negotiable.

Welcome this beautiful Trico-built home, proudly owned by the original owners and packed with thoughtful upgrades. This property boasts a fully developed basement (2017) and a double detached garage (2017) off a paved back lane. The private SW-facing backyard features an extended deck, newer fence (approx. 3 years old), and a dog run—perfect for outdoor living. A new roof, automatic sprinkler system, upgraded window coverings, and central air conditioning add to the home’s comfort and value. Step inside the bright, open-concept main floor, where a cozy gas fireplace anchors the living area. The kitchen impresses with shaker-style cabinets, granite countertops, built-in desk, and large island. Patio doors lead directly from the kitchen/dining space to the private back deck for seamless indoor-outdoor entertaining. Upstairs, you’ll find three bedrooms, a full main bathroom, and laundry. The spacious primary retreat comes with a walk-in closet and luxurious walk-in shower including in-floor heating. The fully developed lower level is perfect for multi-generational living or guests, offering a separate kitchen, large bedroom with walk-in closet, a full bathroom with steam shower, and a generous recreation area. Located close to greenspace, shopping, and schools—with another school currently under construction right behind the property—this home is ideally positioned for both convenience and future value.