



**GRASSROOTS**  
REALTY GROUP

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**74 Nolanfield Court NW**  
**Calgary, Alberta**

**MLS # A2250881**



**\$849,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,092 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this meticulously crafted 2,800+ square feet of living space, situated in the prestigious Nolan Hill community. This residence exemplifies luxury living with premium finishings and sophisticated design elements throughout. The main floor features soaring ceilings and expansive windows, bathing the gourmet kitchen and adjacent dining area in natural light—ideal for both elegant entertaining and intimate family gatherings. Upstairs, three generously sized bedrooms include a tranquil master ensuite with a private ensuite and walk-in closet, complemented by a full bathroom and a versatile bonus room perfect for leisure or recreation. The professionally finished, 2-bedroom basement legal suite includes a private entrance and a high-end kitchen, offering exceptional flexibility for extended family living or significant rental income potential. Year-round comfort is ensured with central air conditioning. Externally, the property features a double attached garage, an expansive driveway, and a city-approved two-car parking pad, providing ample parking. The custom-designed backyard deck offers a private retreat for outdoor relaxation and entertaining. This home is nestled within a family friendly cul-de-sac, making it great for younger children. The community offers so much opportunity and convenience with shopping, schools, parks, and transit all within close proximity. This distinguished Nolan Hill home seamlessly blends elegance, functionality, and modern convenience, ready to welcome its discerning new owners.