



GRASSROOTS
REALTY GROUP

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45 Nolanfield Lane NW
Calgary, Alberta

MLS # A2261827



\$635,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,354 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.03 Acre		
Lot Feat:	City Lot, Rectangular Lot, Street Lighting		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: none

Welcome to this beautifully maintained 3 bedroom, 2.5 bath detached home in the highly desirable community of Nolan Hill NW, designated to Sir Winston Churchill School! The main floor boasts a well-sized living room filled with natural light, a modern kitchen with stainless steel appliances, a central island, and ample cabinetry, along with a dining area that opens directly to the landscaped backyard — perfect for family gatherings and entertaining. A rear double garage with back alley access completes this level. Upstairs, you'll find a thoughtfully designed layout. The primary bedroom is generously sized to fit a king bed and features a large walk-in closet and a 4-piece ensuite bathroom with modern finishes for your comfort. Two additional spacious bedrooms, each with ample closet space, are complemented by another full 4-piece bathroom, providing convenience for family and guests. The basement has the walls already completed, giving you a head start to finish the space exactly as you imagine — whether that's a recreation room, home gym, or additional bedrooms. This home offers incredible location benefits — just minutes to all the major shopping hubs like Costco, Sobeys, Co-op, Beacon Hill, Creekside, and Sage Hill Centre. The community features beautiful pathways, the nearby Shane Homes YMCA, and excellent connectivity with quick access to Deerfoot Trail and Stoney Trail.