

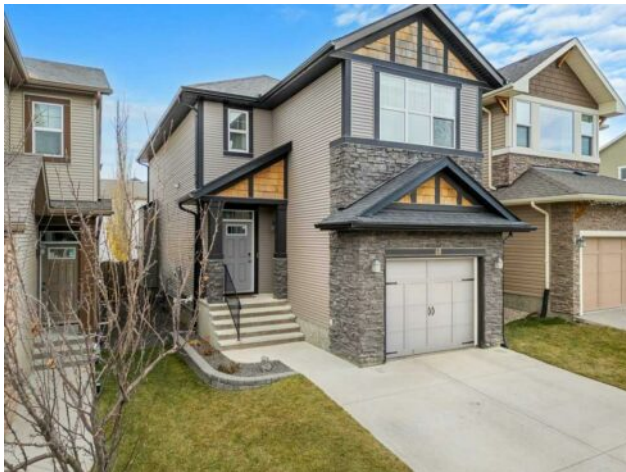


GRASSROOTS
REALTY GROUP

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48 Nolanfield Way NW
Calgary, Alberta

MLS # A2264152



\$580,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,546 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, No Neighbours Behind, Pa		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Welcome to this original owner home poised on a traditional lot within a quiet family location with quick access to local amenities as well as the ease into and out of the community to all major routes! Enter into new vinyl plank flooring, 9' ceilings a front foyer which blends into the garage access a 2-piece bath with a stylish storage vanity and 2 coat closets. The back of the home is wide open, perfect for family gatherings or entertaining with a generous lifestyle room boasting a gas fireplace with stone surround connecting to the main floor dining area with garden door access to your South backyard. The kitchen lends itself to promote ease of use with its center island, stone counters, extended height cabinetry a slide in gas stove, new French door fridge in 2024, new microwave hood fan in 2022, new dishwasher in 2024, tiled back splash and pendant lighting. The East stair location on the traditional lot opens up the options to create a separate entry into the lower level(with permits). The upper plan has room for all and the convenience of an upper laundry room with a new washer in 2024 and beginning with a central bonus room, a tiled 4-piece guest bath, 2 generous kids rooms to the back and the primary bedroom large enough for a king size bed without the sacrifice of space, a walk in closet large enough for 2 and a tiled 3-piece en-suite with storage vanity and full size tiled shower. A fully fenced and landscaped yard adds privacy to your outdoor space including mature trees, a rear paved back lane, new shingles, a composite deck with added privacy wall and plenty of green space for the pets and kids! The homes lower level is the perfect space to add to the homes value for with the location of the utilities and footprint. All this in the welcoming family community of Nolan Hill with no neighbors behind and a 5 minute walk to the new K-9 school currently under

construction.