



GRASSROOTS
REALTY GROUP

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**30 Nolanfield Heights NW
Calgary, Alberta**

MLS # A2273512



\$589,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,308 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, See Remarks		

Heating:	Forced Air, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks		
Inclusions:	Cabinets in Basement		

Great Home!! Excellent Location!! Priced To Sell!! This Avi built home was built in 2012 "Victor" in prime location on quiet street , immaculate condition, very open plan with spacious sunny south great room, laminate flooring. Entertaining made easy in this stunning kitchen with large quartz island, upgraded dark stained cabinetry, stainless appliance package with gas stove, pantry, main floor powder room. Ceramic tile in foyer and bathrooms. The upper level boasts three generous size bedrooms, the master suite with a four piece ensuite. Loads of natural light and custom window coverings throughout the home. Unspoiled basement with roughed in plumbing. Door off kitchen to deck, great for BBQ. Large double detached garage. Immediate possession. Just move in and enjoy this fine family home in beautiful Nolan Hill.