



**16 Nolanfield Crescent NW
Calgary, Alberta**

MLS # A2147343



\$950,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,530 sq.ft.	Age:	2014 (10 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Street Lighting, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: bonus room TV, 7 trees in the backyard, 3 cameras inside and 2 cameras outside.

Welcome to this immaculate 7 bed/3.5 bath upgraded home with central A/C over 2500 sqft & WALK OUT BASEMENT nestled in the heart of the prestigious community of Nolan Hill. This beautifully upgraded home offers a rare blend of luxury, comfort, and nature's serenity. As you step inside, you are greeted by delightful foyer leading to the MAIN FLOOR DEN featuring ceramic tile flooring, high ceilings, and large windows that bathe the space in natural light. The gourmet kitchen is a chef's dream, with granite countertops and the WALK THRU PANTRY, stainless steel appliances, and a large island perfect for entertaining. The living room is a cozy retreat, complete with a fireplace making it ideal for relaxing after a long day. With a large composite deck for perfect spot to enjoy view & watch morning sunrises and perfect for summer BBQs. Upstairs, you'll find a luxurious primary suite with a walk-in closet and a spa-like ensuite bathroom with a soaking tub and separate glass-enclosed shower, with DOUBLE/SEPARATE VANITIES. Moreover, gorgeous view from the primary bedroom window. The 4 bedrooms up 2 full bathroom, a convenient laundry room, and a large bonus area upstairs for relaxation completes the upper level. The fully finished basement offers even more living space, 3 bedroom, and a full bathroom has double vanity. The location offers easy access in and out of Nolan Hill and close to amenities. Don't miss this rare opportunity to own a piece of paradise in Nolan Hill. Book your private showing today!