



**66 Nolanfield Manor NW
Calgary, Alberta**

MLS # A2149730



\$650,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,528 sq.ft.	Age:	2013 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Interior Lot,		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows		
Inclusions:	Tv Mounts		

Welcome to this stunning 1528 SQFT single-family home, designed to offer the perfect blend of luxury and functionality. This residence is sure to impress with its meticulous attention to detail and high-end finishes. As you enter, you'll be greeted by beautiful hardwood floors that sweep across the main floor, creating a warm and inviting ambiance. A designated den space provides the ideal setting for a home office, while the 2-piece powder room offers convenience for your guests. The home is bathed in natural sunlight, thanks to the large windows throughout. The custom upgraded kitchen is a chef's dream, featuring quartz countertops, a luxurious backsplash, a gas stovetop, a range hood fan, a built-in microwave and oven, and a spacious walk-in pantry. The living room is the perfect place to unwind, complete with a cozy gas fireplace and stylish pot lights throughout. Upstairs, the wrought iron spindle railings lead you to two massive master bedrooms, each with its own ensuite. The primary bedroom is a true retreat, easily accommodating a king-sized bed and offering a walk-in closet and a beautiful custom ensuite with heated floors and a tiled stand-up shower. For added convenience, the upper floor laundry includes shelving. Step outside to your backyard oasis, featuring a large deck and minimal maintenance plants, perfect for outdoor entertaining. The oversized double detached garage is fully finished and spacious enough for two large vehicles with ample storage room. The unfinished basement offers endless possibilities for the new owners to create a space that suits their needs and desires. Additional features include a water softener, central air conditioning, and central vacuum, ensuring your comfort and convenience. Don't miss the opportunity to own this exquisite home. Schedule a viewing today and experience the perfect blend of

elegance and practicality! Nolan Hill, Calgary, is a highly desirable place to live due to its picturesque landscapes, family-friendly atmosphere, and modern amenities. The community features ample green spaces, parks, and walking paths, providing a serene environment. Families are drawn to the area for its quality schools, playgrounds, and community centers, while convenient access to major roadways like Stoney Trail and Shaganappi Trail makes commuting easy. Nolan Hill offers newer homes with contemporary designs and energy-efficient features, appealing to those seeking up-to-date living spaces. The strong sense of community, low crime rates, and proximity to nature further enhance its appeal. With ongoing development and growth, real estate in Nolan Hill also presents strong investment potential, making it a sought-after location for both homebuyers and investors.