



**31 Nolanfield Terrace NW
Calgary, Alberta**

MLS # A2158279



\$649,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,605 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, RE		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: None

****OPEN HOUSE AUG 24 & 25 NOON-2PM**** WELCOME TO NOLAN HILLS, MOST DESIRABLE COMMUNITY IN NW! FIRST TIME ON MLS, SITS ON TRADITIONAL LOT. This 3 Bedrooms, 2.5 Bath amazingly designed home has plenty of room for the entire family. The main floor boast UPGRADED hardwood floors with SEPARATE LIVING & FAMILY ROOM WITH COZY FIRE PLACE. Gourmet Kitchen featuring stainless steel appliances, a massive island with granite countertops and a dedicated dining area. NEW carpet flooring has been installed Upstairs, this floor contains the spacious MASTER BEDROOM with spacious walk in closet with 4-Piece Ensuite including SOAKER TUB AND STAND-UP SHOWER. This floor also includes two additional generous size bedrooms, 4-piece bathroom and laundry area. The unfinished basement awaits your creative touch, while the backyard oasis features a deck and low maintenance-professionally landscaped yard and double detached garage. Ideally located near shopping, parks and with easy access to Stoney Trail. Don't miss this incredible opportunity! Contact your preferred realtor to schedule a viewing and experience the upgrades for yourself.