



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**77 Nolanfield Way NW**  
**Calgary, Alberta**

**MLS # A2205799**



**\$625,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,325 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

<b>Inclusions:</b>	NA
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Welcome to this well-cared-for home in the desirable community of Nolan Hill. Offering almost 2,000 sq. ft. of developed living space, this 3-bedroom plus den, 3.5-bathroom property is the perfect fit for first-time buyers or those looking to move up into their first family home. Step inside to an inviting open-concept main floor featuring a bright living space and a stylish kitchen with granite countertops and newer stainless steel appliances. The thoughtful layout makes everyday living and entertaining seamless. Upstairs, you'll find two spacious bedrooms, including a comfortable primary suite with its own ensuite, while the den space provides the flexibility for a home office or playroom. It could also be converted into a third bedroom upstairs. The fully developed basement expands your living space with a recreation area, third bedroom or office and an additional bathroom. Outside, the private backyard is ideal for summer barbecues and gatherings. An oversized 22x22 garage ensures ample room for vehicles, storage and room for your toys. Located just a short walk to a new school currently under construction, as well as parks, Costco, shopping, Stoney Trail, and so much more, this home combines convenience with comfort. Move-in ready and meticulously maintained, it offers an excellent opportunity to settle into one of the most attractive communities in Northwest Calgary. (On demand hot water tank was installed in Dec 2023. Roof and siding replaced Oct 2024. Class 4 hail-rated shingles.)