

\$705,000 - 156 Nolanfield Way Nw, Calgary

MLS® #A2048088

\$705,000

3 Bedroom, 3.00 Bathroom, 1,701 sqft

Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

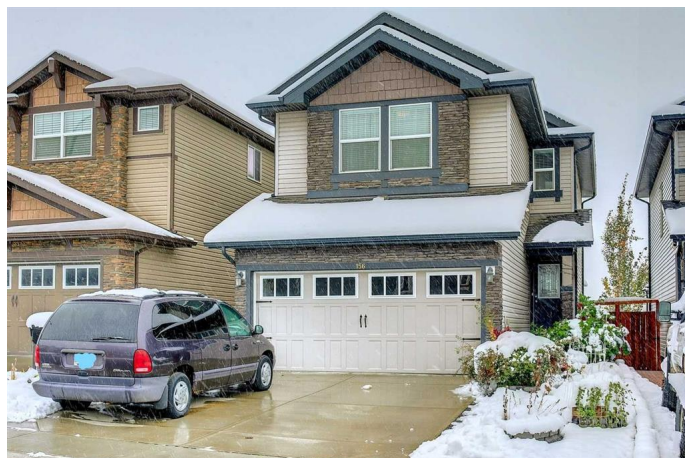
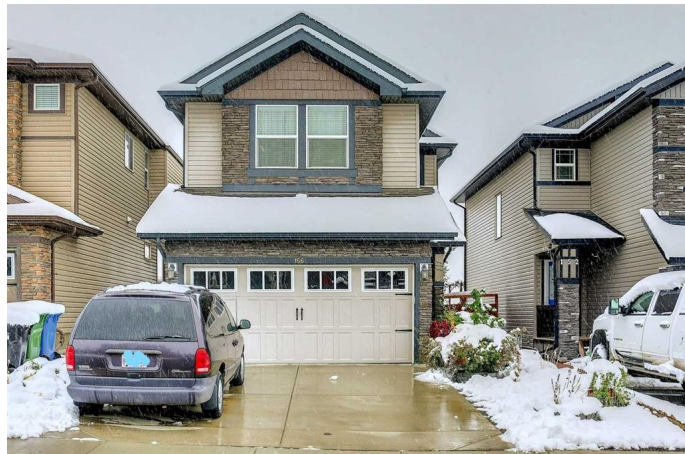
Welcome to this well-maintained House in Nolan Hill a family-friendly community in Calgary! This beautiful single-family home offers a modern and spacious living experience, perfect for families or anyone seeking comfort and peacefulness. This House has spacious 3 Bedrooms and 2 and half Baths, and double attached garage. As you step inside, the bright and open concept layout welcomes you with an abundance of natural light, you will be greeted with a spacious Foyer. 9'™ high ceilings, mudroom connected to through double attached garage, with a driveway to offer 2 more parking spots.

Kitchen offers Bright spacious dining area with sliding door to lead to the deck and private backyard. Kitchen with is with walk in pantry, ceiling height cabinetry, granite countertops, and a convenient breakfast bar, perfect for quick meals.

The Living Room offers a gas fireplace and provides a cozy atmosphere, creating an ideal spot for relaxation and quality time with loved ones.

The upper level is with 3 large bedrooms, Family room and laundry room. The master suite is large and filled with natural light. Large 5-piece En-suite with a generous walk-in closet.

The lower level remains unfinished, waiting for your creative touch for customization and expansion. Whether you envision, a home theater, additional bedrooms, or a recreation



area, the possibilities are boundless.
Close to shopping centre, schools,
playgrounds, and major routes. You will love
this home! Open House on Sunday March 17,
2024 at 3:00 pm to 5:00pm

Built in 2014

Essential Information

MLS® #	A2048088
Price	\$705,000
Sold Price	\$706,089
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,701
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	156 Nolanfield Way Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0M8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Heating	Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Gazebo, Private
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2023
Date Sold	April 11th, 2024
Days on Market	212
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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