

\$724,900 - 268 Nolanfield Way Nw, Calgary

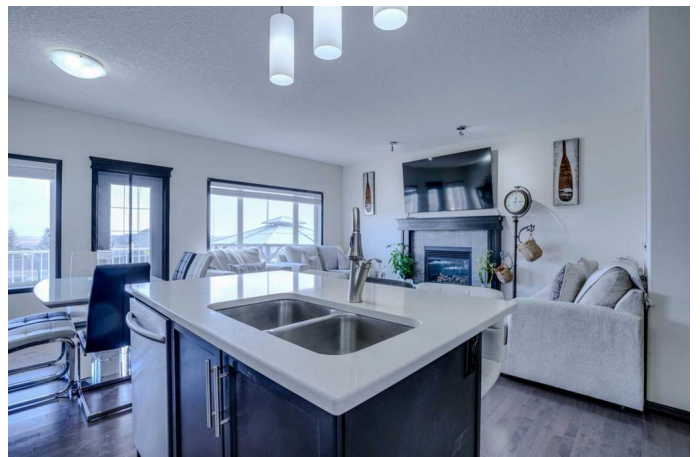
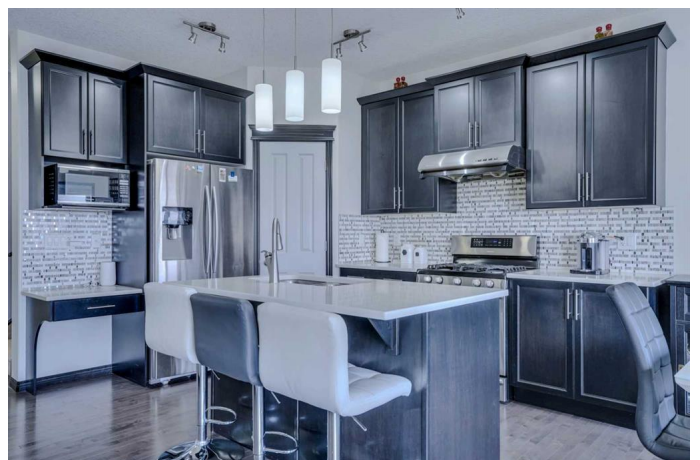
MLS® #A2117178

\$724,900

3 Bedroom, 3.00 Bathroom, 2,013 sqft
Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

****WATCH VIDEO**** LOVELY HOME IN NOLAN HILL! This beautiful 2013-built home also features 2,013 square feet of living space across two levels with 3 bedrooms plus a bonus room, 2.5 bathrooms, and a finished front double-car garage. Gleaming hardwood and tile floors are featured throughout the open-concept main floor and welcome you into the front foyer of this immaculate home. An open office space located off the front foyer offers multiple configurations of how a new office can be set up. The chef's kitchen boasts a large island with bar seating, granite countertops, ceramic tile backsplash, undermount sink, stainless steel appliances, and a walk-in pantry with built-in shelving. The spacious eating nook provides easy access to the deck with metal railings and also a second tier w/ gazebo. Fully fenced and landscaped with gardens, the backyard is a delightful space for outdoor entertaining. Oversized windows with a view of the backyard flood the living room with abundant natural light and highlight the gas fireplace with tile & wood surround. A laundry/mud room, and a 2 pc. powder room completes the main floor. Upstairs, the large bonus room with vaulted ceilings is excellent for spending quality family time. On the other side of the upstairs, the primary retreat boasts large windows looking out to the backyard, a walk-in closet with built-in organization, and a 5 pc. ensuite including double vanity, additional storage, a corner soaker bathtub and a spacious shower.



Also upstairs are two other well-sized bedrooms each fitted with its own closet and another full bath to complete the upper floor. The unfinished basement offers an incredible opportunity for future development; easy to take out a separate entrance! Additional features include air conditioning and a central vacuum system with attachments, water softener; owner leaving security cameras installed w/ hard drive unrelated to any monthly subscription. Minutes away from Sobeys, Walmart, Costco and constantly expanding shopping and amenities. With such a brilliant location in this desirable NW community close to schools, parks, playgrounds, and miles of community walking paths, this home is definitely a must-see! Come and see for yourself today!

Built in 2013

Essential Information

MLS® #	A2117178
Price	\$724,900
Sold Price	\$747,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,013
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	268 Nolanfield Way Nw
Subdivision	Nolan Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0M1

Amenities

Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	April 1st, 2024
Days on Market	10
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage METRO
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.