

\$649,500 - 313 Nolanfield Way Nw, Calgary

MLS® #A2117427

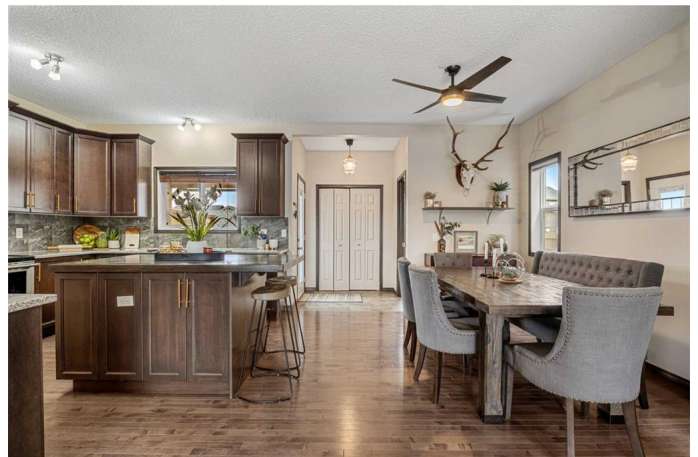
\$649,500

3 Bedroom, 3.00 Bathroom, 1,746 sqft

Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

Welcome to 313 Nolanfield Way, where a spacious smart design layout and convenience meet comfort in the heart of the family-friendly community of Nolan Hill. This stunning home is nestled within a tranquil street and boasts a rare greenspace/park directly in front of the home, making it stand out from many others on the market. Imagine starting your day with a tranquil cup of coffee on the front porch, or delighting in the sight of your children playing in the park just steps from your doorstep. With almost 1750 square feet of meticulously designed living space, this home offers an exquisite balance of comfort and entertainment. Upon entry, you will feel a sense of grandeur with the homes' 9-foot ceilings and spacious foyer, setting the stage for the elegance that lies within. The expansive family room, features a cozy gas fireplace, setting the perfect ambiance for family gatherings or cozy quiet evenings at home. The heart of this home lies in its stylish kitchen, boasting trendy dark maple cabinetry, sleek granite countertops, and stainless steel appliances. An addition of the central island invites casual dining and lively conversations with guests, making entertaining effortless. Ascend to the upper level with a fantastic view of the park and discover the indulgent primary bedroom, complete with a luxurious 5-piece ensuite featuring a spa-like soaking tub, oversized shower, and double sinks—a true retreat for its owner. Ample storage is provided by the spacious walk-in closet, while two



additional well-appointed, large bedrooms and a 4-piece bathroom cater to the needs of the entire family. The partially finished basement offers versatility and potential, featuring a potential for fabulous bar and family room area, perfect for entertaining or unwinding after a long day. Customize the space to your liking, whether it be a home office, extra bedroom, or personal gym—endless possibilities await. Step outside this Summer to your south-facing private oasis, boasting a sprawling deck and pergola, ideal for outdoor BBQing or soaking up the sunshine. The paved rear access laneway adds convenience, complemented by the double detached garage, providing ample storage for vehicles and outdoor essentials.

Experience the best of Nolan Hill living with an array of amenities at your doorstep, including shopping, playgrounds, walking and biking paths, and schools. With a new K-9 school slated for the area, the future of this vibrant community shines even brighter. Don't miss out on the opportunity to make this exceptional property your forever home—schedule your showing today and embrace your new home in this amazing location.

Built in 2014

Essential Information

MLS® #	A2117427
Price	\$649,500
Sold Price	\$661,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,746
Acres	0.08
Year Built	2014

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	313 Nolanfield Way Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3r0e9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Playground, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Lawn, Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 9th, 2024
Days on Market	5
Zoning	R-1N
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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