

\$649,900 - 260 Nolanfield Way Nw, Calgary

MLS® #A2130154

\$649,900

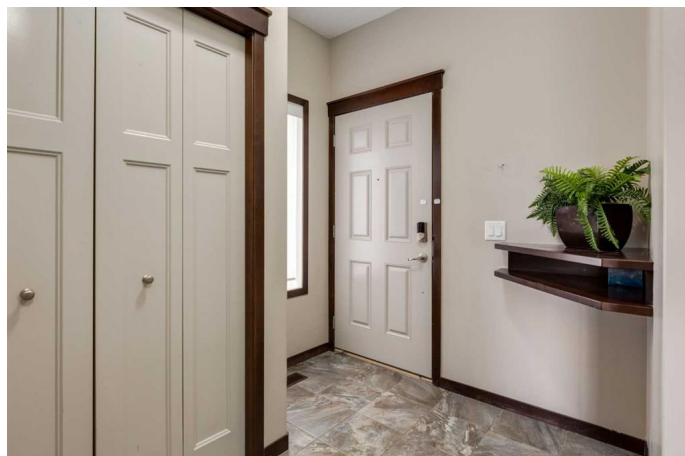
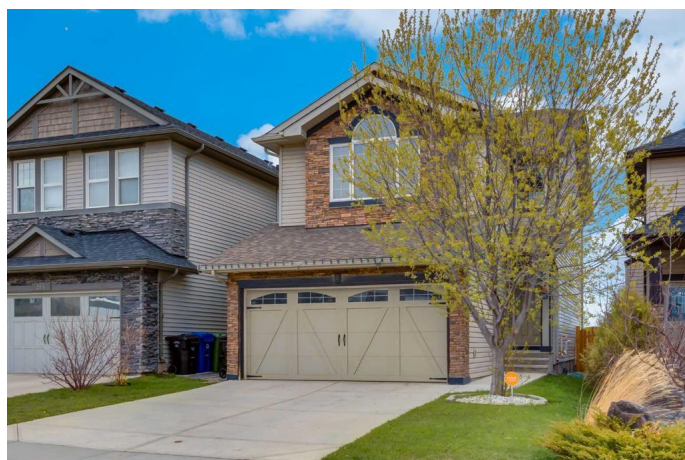
3 Bedroom, 3.00 Bathroom, 1,806 sqft

Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

**** Join my colleague for an OPEN HOUSE on Saturday, May 11th, 2024 from 12:00 - 2:30 PM. 3 BEDROOM | BONUS ROOM | 2.5 BATHROOM | OVER 1800 SQUARE FEET with a DOUBLE ATTACHED GARAGE!**

Welcome to the family friendly neighbourhood of Nolan Hill. This home boasts an impressive array of features with the top two floors spanning over 1800 square feet. The kitchen is a chef's delight; granite countertops, stainless steel appliances, a generous breakfast island, with ample cabinet and counter space that seamlessly combine functionality with style. The living room is adorned with expansive windows that invite an abundance of natural light and showcases a cozy gas fireplace, creating a warm and welcoming atmosphere. Adjacent to the living room is a spacious dining area, complemented by a patio door that provides access to the backyard. Completing this floor is main floor laundry and a well-appointed two piece bathroom. The upper level, has a bonus room with a gorgeous 11" vaulted ceiling, a spacious primary bedroom featuring a walk-in closet and 4 piece ensuite with a soaker tub and separate shower. Two additional bedrooms and another full bathroom complete the upper level. The lower level is unfinished, presenting an opportunity for you to customize the space to your personal preferences. This home also offers a fully fenced backyard with no neighbours directly behind, fire pit and a sizeable deck; great additions for outdoor



entertaining space. Come and see everything Nolan Hill has to offer; convenient proximity to shopping and restaurants, walking distance to playgrounds & easy access to Shaganappi/Sarcee and Stoney Trail.

Built in 2013

Essential Information

MLS® #	A2130154
Price	\$649,900
Sold Price	\$701,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,806
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	260 Nolanfield Way Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0E9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Front Yard, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2024
Date Sold	May 15th, 2024
Days on Market	6
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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