

\$639,999 - 66 Nolanfield Manor Nw, Calgary

MLS® #A2153521

\$639,999

2 Bedroom, 3.00 Bathroom, 1,528 sqft

Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

Welcome to this stunning 1528 SQFT single-family home, designed to offer the perfect blend of luxury and functionality. This residence is sure to impress with its meticulous attention to detail and high-end finishes.

As you enter, you'll be greeted by beautiful hardwood floors that sweep across the main floor, creating a warm and inviting ambiance. A designated den space provides the ideal setting for a home office, while the 2-piece powder room offers convenience for your guests.

The home is bathed in natural sunlight, thanks to the large windows throughout. The custom upgraded kitchen is a chef's dream, featuring quartz countertops, a luxurious backsplash, a gas stovetop, a range hood fan, a built-in microwave and oven, and a spacious walk-in pantry. The living room is the perfect place to unwind, complete with a cozy gas fireplace and stylish pot lights throughout.

Upstairs, the wrought iron spindle railings lead you to two massive master bedrooms, each with its own ensuite. The primary bedroom is a true retreat, easily accommodating a king-sized bed and offering a walk-in closet and a beautiful custom ensuite with heated floors and a tiled stand-up shower. For added convenience, the upper floor laundry includes shelving.



Step outside to your backyard oasis, featuring a large deck and minimal maintenance plants, perfect for outdoor entertaining. The oversized double detached garage is fully finished and spacious enough for two large vehicles with ample storage room.

The unfinished basement offers endless possibilities for the new owners to create a space that suits their needs and desires.

Additional features include a water softener, central air conditioning, and central vacuum, ensuring your comfort and convenience.

Don't miss the opportunity to own this exquisite home. Schedule a viewing today and experience the perfect blend of elegance and practicality!

Nolan Hill, Calgary, is a highly desirable place to live due to its picturesque landscapes, family-friendly atmosphere, and modern amenities. The community features ample green spaces, parks, and walking paths, providing a serene environment. Families are drawn to the area for its quality schools, playgrounds, and community centers, while convenient access to major roadways like Stoney Trail and Shaganappi Trail makes commuting easy. Nolan Hill offers newer homes with contemporary designs and energy-efficient features, appealing to those seeking up-to-date living spaces. The strong sense of community, low crime rates, and proximity to nature further enhance its appeal. With ongoing development and growth, real estate in Nolan Hill also presents strong investment potential, making it a sought-after location for both homebuyers and investors.

Built in 2013

Essential Information

MLS® #	A2153521
Price	\$639,999
Sold Price	\$645,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,528
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	66 Nolanfield Manor Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0J4

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, BBQ gas line, Dog Run, Garden, Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Interior Lot, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	August 18th, 2024
Days on Market	10
Zoning	R-1N
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Complete Realty
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