

\$775,000 - 75 Nolanfield Court Nw, Calgary

MLS® #A2166835

\$775,000

4 Bedroom, 4.00 Bathroom, 2,073 sqft

Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

Step into this sophisticated two-storey home, perfectly situated in a quiet cul-de-sac. This beautiful family home offers modern design complete with an abundance of natural light. Benefitting from an open-plan living, kitchen, and dining area, this 2 storey is both stylish and practical. The large walk-through pantry, thoughtfully designed mudroom and the well placed 2-piece powder room add to the home's functionality. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite. The primary bedroom features a stunning ensuite with a soaker tub, a stand-up shower, and a walk-through closet. Additionally, the upper level includes a bright bonus room, a well-placed laundry room for convenience, and an additional 4-piece bathroom.

The fully developed basement boasts a large rec space, complete with a wet bar, a fourth bedroom, and a 3-piece bathroom – ideal for hosting guests or creating a comfortable family space. Outdoors, the low-maintenance backyard includes an expansive deck and a large pergola, perfect for outdoor entertaining. To top it all off, the double-attached garage adds extra practicality, and the addition of central AC provides maximum comfort year-round. The property itself is adjacent to a large green space and playground, providing plenty of room for outdoor activities. Convenient transport links offer quick access to nearby shops, amenities, and everything you need for modern living. Schedule your



private viewing today.

Built in 2014

Essential Information

MLS® #	A2166835
Price	\$775,000
Sold Price	\$775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,073
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	75 Nolanfield Court Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0L8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	September 27th, 2024
Days on Market	8
Zoning	R-1N
HOA Fees	130.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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