

# \$714,900 - 244 Nolanfield Way Nw, Calgary

MLS® #A2173110

**\$714,900**

3 Bedroom, 3.00 Bathroom, 1,852 sqft

Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

Introducing 244 Nolanfield Way, a stunning 2 story single family home nestled in the picturesque community of Nolan Hill, where modern convenience meets serene suburban living. As you approach the home, youâ€™re greeted by a welcoming entrance, perfectly framing the charm of this home. Step inside to discover a bright and airy open concept layout accentuated by soaring 9-foot ceilings that create an immediate sense of space and luxury. The main floor seamlessly combines functionality and style, featuring high-quality laminate flooring throughout the main level. Youâ€™ll find a spacious family room bathed in natural light, perfect for entertaining or cozy family evenings. The gas fireplace serves as a stunning focal point, creating a warm ambiance that beckons you to unwind. Adjacent to the family room is a generous dining space that comfortably accommodates gatherings with family and friends, flowing effortlessly into the well appointed kitchen. Here, youâ€™ll appreciate the exquisite quartz countertops, complemented by a modern gas range stove that will inspire your culinary creations. The kitchen also boasts a convenient walkthrough pantry, ensuring that everything you need is right at your fingertips. Venture upstairs to discover three generously sized bedrooms, each designed with comfort and relaxation in mind. The primary suite is a true retreat, featuring an upgraded ensuite bathroom that exudes elegance, complete with quartz countertops and premium fixtures. The



upper level also includes a large bonus room, ideal for a home theater, playroom, or additional living space, offering flexibility to suit your lifestyle. An upstairs laundry room adds a layer of convenience, making laundry day a breeze. The fully finished basement is a standout feature of this home, presenting a spacious recreation room that is perfect for movie nights, game days, or hosting friends. This versatile space provides ample room for leisure activities and is designed to be the ultimate gathering spot. This home comes with all the upgrades including Air Conditioning, Gas Range Stove & upgraded Carpets. The home is situated in a vibrant community with an array of amenities at your doorstep. Take advantage of nearby shopping centers such as Beacon Hill and the Sage Hill Quarter that cater to all your needs, and enjoy easy access to Stony Trail, connecting you effortlessly to the rest of Calgary. Families will appreciate the proximity to parks and playgrounds steps away. Plus, with future school developments planned in the area, this community is ideal for growing families looking for a nurturing environment. Nolan Hill is more than just a neighborhood; itâ€™s a lifestyle! In summary, This home is meticulously designed and effortlessly blends luxury, comfort and convenience, with all the modern amenities you desire! Schedule your private viewing today!

Built in 2014

**Essential Information**

MLS® #	A2173110
Price	\$714,900
Sold Price	\$690,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,852
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	244 Nolanfield Way Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0M1

### **Amenities**

Amenities	Playground, Park
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	Breakfast Bar, Vinyl Windows, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, Few Trees, Landscaped, Rectangular Lot
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 17th, 2024
Date Sold	November 13th, 2024
Days on Market	27
Zoning	R-G
HOA Fees	105.00
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
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