



GRASSROOTS
REALTY GROUP

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292 Nolanfield Way NW
Calgary, Alberta

MLS # A2256682



\$849,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,545 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Welcome to Nolan Hill! This beautifully upgraded 4-bedroom home with a double attached garage is packed with premium features and modern touches throughout. The main floor showcases a gourmet kitchen with built-in appliances and complete with full-height cabinetry, dual dishwashers, and an oversized quartz island—perfect for both everyday living and entertaining. A spacious den/home office just off the foyer offers a versatile workspace, while rich dark hardwood flooring complements the open-concept layout. Step outside to enjoy the extended composite deck overlooking a large, pie-shaped backyard—ideal for summer gatherings. Upstairs, you'll find a stunning vaulted bonus room, a stylish Jack and Jill bathroom, and a luxurious vaulted primary bedroom featuring dual sinks and a deep walk-in closet. Granite countertops flow throughout the home, including in the conveniently located upper-level laundry room. Additional upgrades include a long driveway that fits up to four vehicles, 9-foot ceilings on all levels (including the basement), a dedicated AV closet, and a meticulously maintained, pet-free, smoke-free interior. All this, located on a quiet street just steps from a charming playground and close to numerous shopping destinations like Sage Hill Crossing, Beacon Hill, and the Gates of Nolan. Don't miss the opportunity to call this exceptional NW Calgary community home—come see it today!