



GRASSROOTS

REALTY GROUP

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**83 Nolanfield Court NW
Calgary, Alberta**

MLS # A2296330



\$899,999

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,370 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Few Tre		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar		

Inclusions: NA

Openhouse May 2nd 2:30 - 4:30 p.m. and Sunday May 3rd 3 - 5 p.m. Premiere Video Tour available. An exceptional residence offering over 3,000 sq. ft. of refined, design-forward luxury, perfectly set on a quiet cul-de-sac backing directly onto green space and a community field. This fully finished 2-storey home delivers a rare combination of privacy, prestige, and elevated family living. A double attached garage plus 2-car driveway introduces the home with presence and practicality, while the covered entry sets the tone for the upscale finishes throughout. Inside, soaring 9-ft ceilings and an open-concept layout create a light-filled, architectural main level, enhanced by upgraded designer lighting throughout. The chef-inspired kitchen is a true centerpiece, featuring a substantial granite island, bespoke dual-tone cabinetry, an upgraded cooktop, and extensive built-in storage designed for both function and entertaining. The great room is anchored by a dramatic two-way fireplace and elevated by a custom metal feature backdrop, seamlessly connecting to a private executive-style office framed by French doors. Outdoor living is equally elevated, with a composite deck, custom pergola, and a fully landscaped south-facing pie lot—offering uninterrupted views and an ideal setting for sophisticated entertaining. Exterior security lighting adds both ambiance and peace of mind. Upstairs, a thoughtfully designed bonus room with wet bar and beverage fridge provides a private lounge experience. The primary suite is a true retreat, featuring a spa-caliber ensuite with a corner soaker tub, dual rain-style shower heads, frameless 10mm glass enclosure, built-in bench, and custom makeup vanity. Two additional bedrooms, updated carpeting, upper-level laundry, and a designer vanity bath complete the upper floor. The professionally finished 9-ft basement extends the living

experience with a spacious recreation lounge with a wet bar, guest bedroom, full bathroom, and flexible space for a home gym, theatre, or studio. Significant recent upgrades add long-term value and comfort, including central air conditioning and a new roof installed last year with additional ventilation fans. The garage has also been thoughtfully enhanced with fresh paint, upgraded flooring, and custom wall storage systems and hangers, offering both functionality and a polished finish. Highly sought-after family-oriented location close to premium schools, parks, and amenities. A residence defined by scale, craftsmanship, and elevated everyday living. Don't miss this exceptional opportunity, book your private showing today. Homes like this don't last!