



**50 Nolanfield Lane NW
Calgary, Alberta**

MLS # A2299340



\$609,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,639 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, On Street, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, P		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Storage		
Inclusions:	N/A		

Welcome to upscale living on a quiet street in the community of Nolan Hill! This well-maintained 3-bedroom, 2.5-bath home features an open-concept layout designed for both everyday living and entertaining, highlighted by 9' ceilings on the main floor and an impressive 18' ceiling in the living room off the foyer. The kitchen is well designed with an oversized central island, quartz countertops, stainless steel appliances, a built-in microwave, and a spacious walk-in pantry with built-in shelving. Adjacent to the kitchen are a bright dining area and a tucked-away mudroom with ample space for coats, boots, and everyday storage. Large windows at both the front and back of the home fill the main floor with natural light and provide clear sightlines to the backyard. Upstairs, the spacious primary suite is complemented by two additional bedrooms, making it ideal for families. The basement is roughed-in for a future bedroom and bathroom, offering future potential to expand your living space. Outside, the low-maintenance backyard features patio stonework, a built-in garden bed, and plenty of room for outdoor living and play. Additional highlights include central air conditioning (2020), a brand new roof and siding (2025), and a central vacuum system with attachments. The oversized double detached garage (24' x 24') offers exceptional storage and functionality for two large vehicles. Nolan Hill is known for its family-friendly atmosphere, with a large green space at the top of the street, parks, playgrounds, walking and biking paths, and a brand new Catholic K-9 school set to open in 2027. You will also enjoy convenient access to shopping and amenities at Beacon Hill and Sage Hill Crossing. Perfect for first-time homebuyers or those looking for low maintenance living!