



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**51 Nolanfield Terrace NW**  
**Calgary, Alberta**

**MLS # A2307550**



**\$629,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,546 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Garage heater, Murphy bed

Welcome to this beautifully upgraded two-storey home in the sought-after community of Nolan Hill, where thoughtful design meets everyday comfort. From the moment you step inside, you're greeted by soaring 9-foot ceilings and rich hardwood floors that flow seamlessly throughout the main level, creating a warm and inviting atmosphere. The open-concept layout is perfectly suited for both entertaining and daily living, featuring a stylish kitchen complete with sleek quartz countertops, lots of cabinetry, corner pantry, a generous wrap around island with amazing prep space. The adjacent dining area can accommodate a large family gathering and oversized living room to match. Upstairs, you'll find three well-appointed bedrooms, including a spacious primary retreat, a great closet space, spa like ensuite designed for relaxation. The fully finished basement expands your living space with a fourth bedroom with a Murphy bed, a versatile media room ideal for movie nights or a home theatre setup, a private bathroom, and additional room for guests or family activities. The roof was replaced last year. Step outside and you'll appreciate the oversized detached garage, fully heated—perfect for Calgary winters, hobbyists, or extra storage needs. This private yard is perfect for any sized family and large green spaces just steps away. Located in the vibrant and family-friendly community of Nolan Hill, this home offers the perfect balance of modern finishes, functional space, and everyday convenience. A true turnkey property ready to welcome its next owners.