



GRASSROOTS

REALTY GROUP

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**196 Nolanfield Way NW
Calgary, Alberta**

MLS # A2309519



\$745,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,812 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: N/A

PRIME LOCATION | WALK-OUT BASEMENT | STEPS FROM FUTURE SCHOOL and SHOPPING Welcome to this meticulously maintained, ORIGINAL-OWNER home in the heart of Nolan Hill! Combining luxury finishes with incredible functionality, this residence offers over three levels of premium living space, designed for families who appreciate comfort and privacy. **THE MAIN HIGHLIGHTS:** Ideally situated just one block away from the future Nolan Hill Catholic K-9 school (opening Fall 2027). Enjoy peace and quiet with no neighbors behind and expansive, unobstructed views from your balcony. Fully equipped with AIR CONDITIONING, a Central Vacuum system, and a built-in WATER FILTRATION system. **ELEGANT MAIN LEVEL:**The open-concept main floor is bathed in natural light through massive windows, highlighting the gleaming hardwood floors and elegant crown moulding.The gourmet Kitchen features a walk-in pantry and premium finishes. Seamless flow between the dining area and the living room, perfect for entertaining. Step out onto the balcony to enjoy the nice views. **UPPER LEVEL VERSATILITY:** The upper floor continues the theme of luxury with crown moulding throughout and a thoughtful layout: Primary bedroom a spacious sanctuary featuring custom built-in cabinets, a walk-in closet, and a spa-like 4-piece ensuite with a deep soaking corner tub. Flexible Bonus Room: This massive space features vaulted ceilings, custom built-ins, and a newly installed door, allowing it to serve as a 4th upstairs bedroom or a private executive office or a large recroom. Two more well-appointed bedrooms and a full 3-piece bathroom. **WALK-OUT BASEMENT (MORTGAGE HELPER)** The fully finished walk-out basement features a separate entrance and is set up as a self-contained "secondary suite" subject to approval and permitting by

the city/municipality. It includes: Full kitchen and spacious living area. Large bedroom and separate laundry potential in the utility room. Ideal for a space for older children, family member or an excellent mortgage-helper. Don't miss this rare opportunity to own a "first-owner" home in one of Calgary's most vibrant NW communities! > Book your private showing today!