



**37 Nolanfield Manor NW
Calgary, Alberta**

MLS # A2311164



\$614,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Nolan Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,515 sq.ft. | Age: | 2012 (14 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Concrete, Hardwood | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Mixed, Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, High Ceilings, No Animal Home, No Smoking Home | | |

Inclusions: N/A

This fantastic detached home welcomes you with modern and warm architecture, featuring 4 bedrooms, 4 bathrooms, and over 2,100 sq. ft. of living space. Conveniently located close to grocery and retail shopping, restaurants, fitness centers, and parks. The open-concept main floor features 9-foot ceilings, hardwood flooring, a cozy fireplace, and a beautifully designed kitchen with granite countertops, copious cabinetry, drawers, and storage space. The spacious dining area is complemented by extended kitchen cabinets and offers easy access to the deck and the detached 'x' fully insulated garage, complete with a high overhead door and heater for chilly winters. The second floor boasts 3 spacious bedrooms, including a primary bedroom with a 5-piece ensuite and a separate walk-in closet. Two additional good-sized bedrooms share a full 4-piece bathroom. Additional features include roughed-in central vacuum. RMS MEASUREMENT BY FOOTHILLS PHOTOGRAPHY MEDIA. NO BASEMENT DEVELOPMENT PERMIT