



GRASSROOTS
REALTY GROUP

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**515 Nolanfield Villas NW
Calgary, Alberta**

MLS # A2327446



\$448,000

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,534 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 377
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: None

Here’s a more family-oriented Calgary MLS-style version with stronger REALTOR® marketing language and lifestyle-focused features: Beautiful Family-Friendly Townhome Backing onto Scenic Pond & Pathways! Welcome to this beautifully upgraded townhome nestled in a sought-after community, offering picturesque pond views, extensive walking pathways, and a location that perfectly balances convenience and outdoor living. Whether you’re a young family, first-time buyer, or downsizer, this home delivers the space, comfort, and functionality today’s homeowners are looking for. Step inside to a spacious foyer that leads into the bright and open-concept main floor. Featuring 9-foot ceilings and large windows that flood the home with natural light, this inviting space is perfect for both everyday living and entertaining. The stylish kitchen is the heart of the home, complete with upgraded stainless steel appliances, Caesarstone countertops, under-cabinet lighting, a raised breakfast bar, and plenty of counter and cabinet space for busy family life. A convenient powder room is tucked away nearby for guests. Enjoy your morning coffee or evening BBQ on the private balcony while taking in the peaceful pond views and surrounding green space. The seamless flow between the kitchen, dining, and living areas creates an ideal setting for family gatherings, celebrations, and making lasting memories. Upstairs, you’ll find two generously sized bedrooms, each featuring its own walk-in closet and private ensuite bathroom—perfect for growing families, guests, roommates, or a home office setup. The spacious primary retreat offers a walk-in closet and a private 3-piece ensuite, while the second bedroom enjoys beautiful pond views and a 4-piece ensuite. A custom built-in workspace provides the perfect area for working from home, studying, or

managing daily tasks. Convenient upper-level laundry completes this functional floor plan. Additional features include a double attached tandem garage with extra storage space, central air conditioning for warm summer days, a utility/storage room, and premium Hunter Douglas blinds and shutters throughout. Families will appreciate the close proximity to parks, playgrounds, walking paths, childcare facilities, shopping, restaurants, fitness centres, banks, and everyday amenities. Commuting is effortless with quick access to Stoney Trail and Shaganappi Trail, connecting you to all corners of the city. This move-in-ready home offers an exceptional combination of modern finishes, thoughtful design, and a beautiful natural setting. Don't miss your opportunity to enjoy maintenance-free living while being surrounded by nature. Book your private showing today!