



GRASSROOTS
REALTY GROUP

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38 Nolanfield Road NW
Calgary, Alberta

MLS # A2335699



\$589,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,381 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Rectangular Lot		

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

Inclusions: None

Welcome to this charming detached home in the family-friendly community of Nolan Hill! Offering almost 1,800 sq. ft. of living space, this well-maintained home is ideal for a small family or first-time home buyers. Upon entry, you're greeted by beautiful hardwood flooring that flows throughout the main level, creating an elegant and inviting atmosphere. The stylish kitchen features granite countertops, stainless steel appliances, ample cabinet space, and a convenient pantry. The cozy living room, complete with a fireplace, creates a warm and inviting setting for family gatherings and relaxation. Adjacent to the kitchen, the formal dining room is perfect for enjoying meals together and entertaining guests. Upstairs, the spacious primary bedroom boasts a walk-in closet and a 3-piece ensuite. You'll also find two additional bedrooms, a 4-piece bathroom, and a convenient laundry room, providing excellent functionality for everyday family living. The fully finished basement, complete with a flex room, a bedroom, and a full bathroom, offers additional living space with plenty of flexibility for a home office, gym, recreation area, or entertainment space. Step outside onto the deck and enjoy the south-facing backyard, perfect for outdoor entertaining, relaxing, and soaking up the sunshine. With no neighbours directly behind, the backyard offers added privacy and tranquility. Enjoy the convenience of family-friendly community living with nearby parks, playgrounds, and walking trails. This home also offers an excellent location close to Costco, T&T Supermarket, Walmart, H Mart, restaurants, and cafés, providing easy access to everyday necessities and entertainment. Don't miss this wonderful opportunity to own a well-maintained home in a great community. Book your private showing today!

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