



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

79 Nolanfield Court NW
Calgary, Alberta

MLS # A2339721



\$799,800

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,505 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Gazebo, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Tucked at the end of a quiet Nolan Hill cul-de-sac, this bright and beautifully maintained 2,505 sq. ft. home combines an exceptional family layout with one of the neighbourhood's most appealing outdoor settings. The oversized pie-shaped lot backs toward a green space and park, while its thoughtful position keeps the park activity set back from the home, giving you the view and access without sacrificing backyard privacy. Inside, abundant windows fill the home with natural light and rich oak hardwood adds warmth and character. The open main floor offers a spacious kitchen with quartz counters, a large island, gas cooktop, built-in oven, pantry and breakfast nook, flowing into the inviting living room with a gas fireplace. A separate dining room, mudroom and convenient powder room complete the level. Upstairs, the impressive 19-foot bonus room gives the family room to spread out. The oversized primary retreat includes a generous walk-in closet and a spa-inspired ensuite with dual sinks and a steam shower. Two additional bedrooms, a full bathroom and an upper laundry room with sink make everyday living easy. The unfinished basement offers nearly 980 sq. ft. of future development potential. The professionally finished southwest-facing backyard is built for long Calgary evenings, with stamped concrete, a cedar gazebo, lawn space and no neighbours directly behind. Central air keeps summer comfortable, while the attached double garage features a durable epoxy floor. Major recent updates include a new roof, gutters and fascia in 2025, a new refrigerator and dishwasher in 2025, and a new hot water tank in 2024. With parks, schools, pathways and shopping close by, this is a rare combination of privacy, convenience and move-in-ready comfort.

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