



GRASSROOTS
REALTY GROUP

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46 Nolanfield Road NW
Calgary, Alberta

MLS # A2340520



\$615,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,803 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

HUGE PRICE REDUCTION!!!! Welcome to 46 Nolanfield Road NW—an exceptional family home in a highly desirable location! This beautifully maintained 3-bedroom residence offers the perfect blend of style, comfort, and functionality, highlighted by **HARDWOOD** flooring on the main level, **9-FOOT CEILINGS**, granite countertops, and a cozy gas fireplace. The bright, open-concept main floor is designed for both entertaining and everyday living. The chef-inspired kitchen features abundant cabinetry, a large central island, stainless steel appliances, and seamless flow into the dining and living areas. The spacious living room extends to a **SUNNY SOUTH-FACING BACKYARD**, creating the ideal indoor-outdoor lifestyle for relaxing or hosting family and friends. Upstairs, you’ll find three generously sized bedrooms, a **VAULTED-CEILING BONUS ROOM** perfect for family gatherings or a home office, and the convenience of upper-level laundry. The unfinished basement is thoughtfully laid out and ready for your future development ideas. Additional highlights include a **BRAND-NEW WASHER AND DRYER** and a **GOOGLE HOME SMART SYSTEM** with video doorbell, smart thermostat, and control monitor for modern convenience and security. Ideally located within **WALKING DISTANCE** to a **NEW K–9 SCHOOL** and close to shopping, parks, playgrounds, and Stoney Trail, this home offers outstanding accessibility and a true family-friendly lifestyle. Don’t miss your opportunity—book your private showing today!