



GRASSROOTS
REALTY GROUP

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124 Nolanfield Way NW
Calgary, Alberta

MLS # A2346044



\$749,999

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,984 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Contact Seller Directly		

Click brochure link for more details. Welcome to this beautifully upgraded and fully customized 2-storey home offering 2,711 sq.ft. of total finished living space, walk-out in-law quarters, and a prime location in Nolan Hills NW. Thoughtfully designed with high-end finishes throughout, this home delivers comfort, functionality, and modern style for today's families. The main floor opens with a spacious foyer and large front closet, leading into a chef-inspired kitchen featuring rich dark shaker cabinetry, quartz countertops, full-height tile backsplash, premium SLS appliances (wall oven, gas cooktop, built-in microwave), a walk-in pantry, and a central island perfect for cooking and entertaining. The bright dining area offers ample space for a large table and direct access to the rear deck, creating seamless indoor/outdoor living. The cozy living room is anchored by a striking gas fireplace with a custom feature wall. Upstairs, a bright bonus room provides a great family retreat. The luxurious primary includes a 5-pc spa ensuite with dual sinks, quartz vanity, oversized glass shower, and a king-sized soaker tub with body jets, plus a walk-in closet. Two additional bedrooms, a full 4-pc bathroom, and a dedicated laundry room complete the upper level. The walk-out lower level features in-law quarters with its own private entrance, full kitchen, bedroom, 4-pc bathroom, comfortable living area, and separate laundry — ideal for multi-generational living. Outside, the large landscaped yard and upper deck offer plenty of space for relaxation and gatherings. Situated near Beacon Hill Shopping Centre, nearby schools, parks, playgrounds, and family-friendly amenities, this home is perfectly positioned for both convenience and a great family lifestyle. With a double attached garage, modern upgrades throughout, and quick possession available, this move-in-ready home is

a rare opportunity in Nolan Hills.