



GRASSROOTS
REALTY GROUP

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47 Nolanfield Crescent NW
Calgary, Alberta

MLS # A2346724



\$750,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,017 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Irregular Lot, Landscaped		

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

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Pergola & Shed

Exceptional 4 bedroom family home in sought after Nolan Hill offering approximately 2,900 sq. ft. of developed living space. The THOUGHTFULLY DESIGNED main floor features engineered hardwood, a chef's kitchen with extensive granite counters, quality appliances and walk-through pantry, plus a bright eating area with patio doors opening to an IMPRESSIVE OUTDOOR LIVING SPACE with huge deck, covered pergola and glass railing. Renovated mudroom and laundry room with custom cabinetry and sink add exceptional functionality. Upstairs, the spacious vaulted bonus room is filled with natural light and all bedrooms are generously sized. Additional upgrades include soundproofed second-floor walls, three new triple pane main floor windows, central A/C, newer roof, siding and bonus permanent lighting for endless year round, outdoor lighting choices! The fully developed basement offers a PRIVATE WALK UP ENTRANCE, SEPARATE FURNACE, 4th bedroom, full bath, striking brick feature wall and built-in wet bar, with City approval for a secondary living space. There is also a 21.2' x 21.7' garage with floor drain. This is a beautifully upgraded home with exceptional space, functionality and flexibility in a family friendly community.