

34 Nolanfield Lane NW
Calgary, Alberta

MLS # A2227417



\$674,900

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|------------------|---|---------------|-------------------|
| Division: | Nolan Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,522 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached, Garage Door Opener, On Street | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Level, Rectangular Lot | | |

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|--------------------|---|-------------------|--------|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | Shed, Vacuum system (as-is), Mount for TV | | |

AMAZING OPPORTUNITY! Move in and enjoy this summer in your new home. Well-maintained and loved FAMILY DESIGNED home on a quiet street with a south-facing front yard in the great community of Nolan Hill ... Act fast! This family approved five bedroom home with close to 2300 SF of living space, will not disappoint with a spacious entry way with hardwood floors that welcomes you & invites you into an amazing open floor plan with an outstanding kitchen featuring granite counter tops, STAINLESS STEEL appliances, island with a flush eating bar, pantry & full tile backsplash with maple wood shaker style cabinets. A beautiful living room graced with a stunning corner gas fireplace, hardwood floors and oversized windows. The 2nd level offers an upper laundry room, main bath, and three sizable bedrooms, with the Primary suite featuring a walk-in closet and a 4-piece private ensuite. BONUS: The basement is fully finished and features a side entry, a large family room, two bedrooms, a full bathroom, and a utility room. Plus, 9' main floor ceilings, generously sized bedrooms with large windows, plumbing/lighting, and electrical fixtures upgraded! All of this, along with a huge, fully fenced rear yard, a 20' x 18' wood deck, and a double-car detached garage. Plus, you'll find the home located close to transit, shopping, pathways, soccer, golf, ice rinks, coffee shops, KIDS PARK, trails & baseball fields. WELCOME HOME! Call your friendly REALTOR(R) to book a viewing!