

252 Nolanfield Way NW
Calgary, Alberta

MLS # A2227599



\$695,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,021 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, No Neighbours Behind, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

This wonderful, spacious property in the family-friendly neighborhood of Nolan Hill is ready for you to call HOME! Situated on a quiet street with very little through-traffic, your kids can safely play in the front or back yard. Walk to coffee shops, restaurants, shopping, parks, and pathways—everything you need is nearby! With 5 BEDROOMS, there’s plenty of space for everyone’s needs. The main floor features an open-concept layout with a large living room and a separate front room that can be used as a home office or den. The kitchen island has been recently extended, so you’ll love prepping meals on your gorgeous new granite countertops. Additional updates include a brand new stove, newer hood fan, and a fresh tile backsplash! Outside, enjoy family BBQs and soak up the sun with no neighbouring houses behind you! Head upstairs, and you’ll find a spacious primary bedroom complete with a walk-in closet and a beautiful ensuite with dual sinks. The enormous bonus room is perfect for movie nights, watching the game with friends, or giving the kids a giant playroom! The fully finished basement offers two bedrooms, a wet bar, a full 4-piece bathroom, and still plenty of storage space. The only thing missing is you and your family making this property your home. Don’t miss out on this one —book your showing today!