

75 Nolanfield Court NW
Calgary, Alberta

MLS # A2166835



\$775,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,073 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: NA

Step into this sophisticated two-storey home, perfectly situated in a quiet cul-de-sac. This beautiful family home offers modern design complete with an abundance of natural light. Benefitting from an open-plan living, kitchen, and dining area, this 2 storey is both stylish and practical. The large walk-through pantry, thoughtfully designed mudroom and the well placed 2-piece powder room add to the home's functionality. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite. The primary bedroom features a stunning ensuite with a soaker tub, a stand-up shower, and a walk-through closet. Additionally, the upper level includes a bright bonus room, a well-placed laundry room for convenience, and an additional 4-piece bathroom. The fully developed basement boasts a large rec space, complete with a wet bar, a fourth bedroom, and a 3-piece bathroom – ideal for hosting guests or creating a comfortable family space. Outdoors, the low-maintenance backyard includes an expansive deck and a large pergola, perfect for outdoor entertaining. To top it all off, the double-attached garage adds extra practicality, and the addition of central AC provides maximum comfort year-round. The property itself is adjacent to a large green space and playground, providing plenty of room for outdoor activities. Convenient transport links offer quick access to nearby shops, amenities, and everything you need for modern living. Schedule your private viewing today.