

35 Nolanfield Heights NW
Calgary, Alberta

MLS # A2166931



\$689,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,535 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Front Yard, Lawn, Landscaped, Street Lightin		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Wet Bar		

Inclusions: TV Bracket in the basement

Open House 2-4PM, Sunday, September 22, 2024. Pride of ownership! This home offers a total of 4 spacious bedrooms, 3.5 bathrooms, and over 2,100 sq.ft. of living space with an open-concept layout and 9ft ceilings on the main floor. The south-facing backyard fills the home with natural light, creating a warm and inviting atmosphere. The beautifully designed kitchen features a large quartz countertop, ample cabinetry, a corner pantry, and stainless steel appliances, making it perfect for both everyday living and entertaining. The bright living room is centered around a cozy gas fireplace, ideal for relaxation. Upstairs, the primary bedroom boasts a luxurious 5-piece ensuite, along with two additional generously sized bedrooms and a convenient laundry room. The fully finished basement includes a fourth bedroom, a full bathroom, a large recreation room, built-in wall cabinetry for extra storage, a wet bar with functional cabinetry, and a walk-in storage area, offering ample space for all your needs. This home is equipped with a central water filtration system and a water softener for added convenience. The oversized 23'4" x 23'4" double detached garage comes with natural gas hookups, perfect for future heating options. Outside, the professionally landscaped backyard features a gazebo on the deck, offering a perfect space for children and pets to enjoy. The front welcoming porch and separate patio provide additional outdoor living space. Located in an excellent area with easy access to shopping, dining, parks, schools, and major routes, this home is perfect for young families and those seeking an active lifestyle. Don't miss the opportunity to make this your dream home!