

**180 Nolanfield Way NW**  
**Calgary, Alberta**

**MLS # A2202456**



**\$685,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,807 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** N/A

This 2-storey walkout in sought-after Nolan Hill offers the perfect mix of space, style, and functionality. The open-concept main floor features a modern kitchen with granite countertops, stainless steel appliances, a breakfast bar, and a pantry, flowing seamlessly into the dining area with deck access and a bright living room with a gas fireplace. A laundry/mudroom off the garage adds everyday convenience. Upstairs, the primary suite boasts a walk-in closet and 4-piece ensuite, complemented by two additional bedrooms, a spacious bonus room, and a full bath. The unfinished walkout basement provides endless possibilities for future development. Located in a family-friendly neighbourhood with parks, pathways, and easy access to amenities. Don't miss this incredible opportunity!