

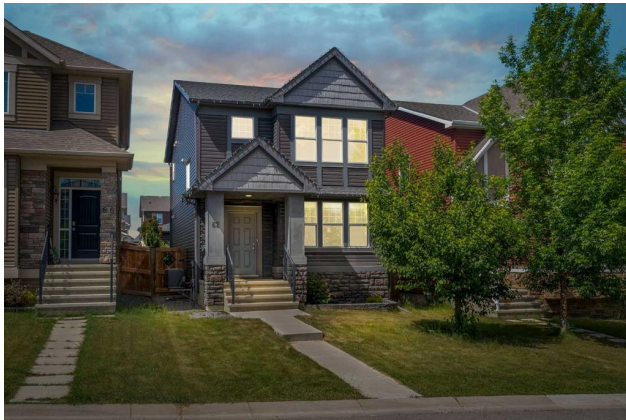


THE
A-TEAM

**RE/MAX
FIRST**

62 NOLANFIELD Manor, Calgary T3R 0M3

MLS®#: **A2144289** Area: **Nolan Hill** Listing **06/25/24** List Price: **\$639,000**
 Status: **Active** County: **Calgary** Date: Change: **+\$39k, 01-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **3,132 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,298**
 Low Sqft:
 Ttl Sqft: **1,298**

DOM
7
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Playground,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Washer/Dryer**
 Int Feat: **Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 4`7"	3pc Bathroom	Second	8`1" x 11`7"
Bedroom - Primary	Second	10`6" x 13`11"	Bedroom	Basement	9`11" x 9`2"
Bedroom	Basement	7`7" x 10`10"	4pc Bathroom	Basement	7`7" x 7`2"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-1N**

Legal Desc: 1113692

Remarks

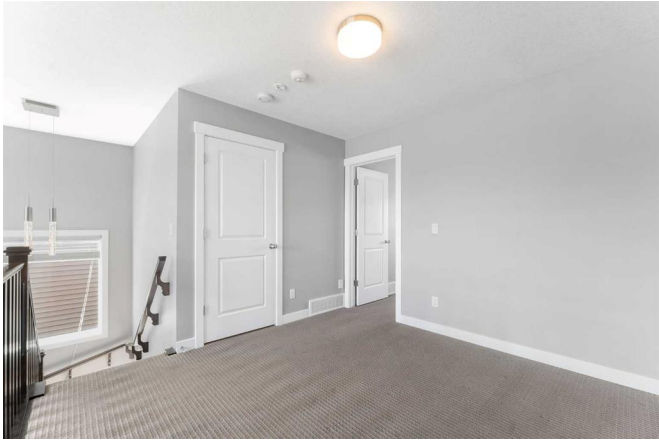
Pub Rmks: **OPEN HOUSE JUNE 29 11-2. JUNE 30 12-3. Welcome to this custom designed beautiful ultra-modern home located in the vibrant community of Nolan Hill. On the main floor is a large living room with a full stone fireplace that spans 2 full storeys, connecting with the dining area and the full kitchen features a professional 36" gas stove with granite counters, kitchen island and all the storage you ever need. The unique open to below in the living room will make you feel bright and fresh when entering the house. Moving on to the upper floor, there is another bonus area for the family and this room can be used multipurpose, as another living room where the family can spend quality time together, or can be utilized as a reading or a home office with full visual of the fireplace. The primary bedroom on the upper floor is equipped with an en-suite 3pc bathroom and a walk-in closet. Going down to the lower floor, it is fully finished with 2 good size bedrooms, one full bathroom and another cozy recreation room with a fireplace. In the back of the house is an oversized double garage where you can park vehicles and still have more space for storage. The deck was carefully designed and built with a concrete patio making it a little garden where you can enjoy some summer time and BBQ with a private & maintenance free. This house is sitting in the circle of grocery shopping stores and lots of green spaces without sidewalk for worry-free snow shovel. One must see this home in person to truly appreciate it.**

Inclusions: **Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings, Garage Door Opener**
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

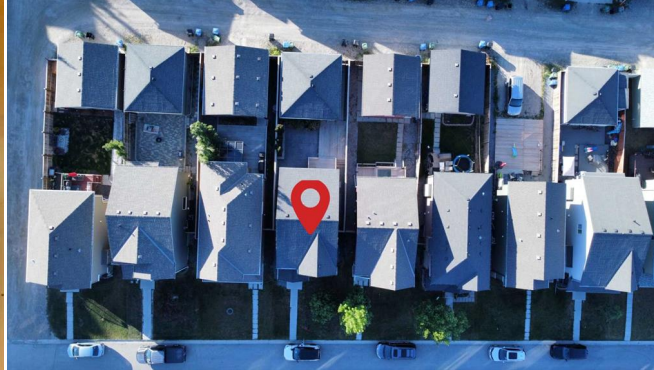












62 Nolanfield Manor NW, Calgary, AB

Main Floor Exterior Area 734.03 sq ft
Interior Area 607.37 sq ft



0 3 6 ft PREPARED: 20240604

While regions are excluded from total floor area in QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

62 Nolanfield Manor NW, Calgary, AB

1st Floor Exterior Area 563.48 sq ft
Interior Area 498.89 sq ft
Excluded Area 158.17 sq ft



0 3 6 ft PREPARED: 20240604

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Basement (Below Grade) Exterior Area 654.03 sq ft
Interior Area 592.73 sq ft

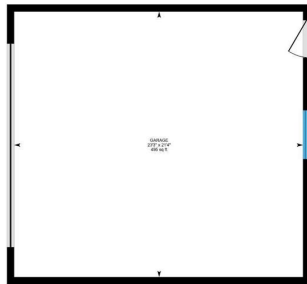


0 3 6 ft PREPARED: 20240604

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Garage Exterior Area 424.61 sq ft



0 2 4 ft PREPARED: 20240604

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