



THE
A-TEAM

**RE/MAX
FIRST**

168 NOLANFIELD Way, Calgary T3R0M6

MLS®#: **A2154647**

Area: **Nolan Hill**

Listing Date: **08/01/24**

List Price: **\$825,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar: **3,400 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

DOM

48
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Hardwood, Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Purifier, Water Softener, Window Coverings**
Int Feat: **Chandelier, High Ceilings, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`3" x 2`9"
Kitchen	Main	11`0" x 14`1"
Office	Main	10`5" x 9`2"
5pc Ensuite bath	Second	10`8" x 9`4"
Bedroom	Second	10`4" x 10`3"
Laundry	Second	5`9" x 5`9"
Walk-In Closet	Second	10`10" x 4`7"

Room	Level	Dimensions
Dining Room	Main	11`1" x 8`1"
Living Room	Main	12`4" x 15`1"
4pc Bathroom	Second	8`8" x 5`1"
Bedroom	Second	10`3" x 10`4"
Family Room	Second	17`3" x 14`4"
Bedroom - Primary	Second	12`7" x 15`3"
3pc Bathroom	Lower	10`5" x 5`10"

Bedroom	Lower	11`3" x 12`2"	Kitchen	Lower	10`4" x 11`2"
Game Room	Lower	10`4" x 11`10"	Storage	Lower	11`3" x 13`7"
Other	Lower	6`7" x 9`10"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1113692**

Zoning: **R-1N**

Remarks

Pub Rmks: **Immaculately kept walkout home in the heart of Nolan Hill, under 10 mins walk to several parks, 3 shopping centers and upcoming K-9 school (2025). Over \$125k spent on renovations in the last year, new hardwood flooring, new carpets, all new high-end appliances with warranty till 2028, Culligan Water Softener/RO, smart home devices, all new window shades, upgraded LED lighting and decorative fixtures along with fully renovated illegal basement suite. A walkout home filled with natural light on all 3 floors. Over 2000 square feet above grade with 3 bedrooms, 2.5 bathrooms, a bonus room, main floor office space and a fireplace. Front attached spacious 2 car garage with EV charging and storage. In addition, it comes with a 1-bedroom illegal basement suite and storage. A spacious entryway with a closet leads to the Office/Den and Staircase, on the right of the entryway is the powder room and garage entry through the mudroom. Across the office is the centre of the home, a large living room with a fireplace, an open kitchen with an island, lots of cabinets and a pantry. Next to the kitchen is a dining space with a gorgeous lighting fixture, alongside is the deck with northeastern views, a perfect stage for viewing beautiful Sunrises and amazing Northern Lights! The second floor features a large bonus room with tons of room for entertainment and play. The expansive master bedroom comes with its 5-piece bathroom featuring a jetted tub and walk-in closet. The main floor has 2 more good-sized bedrooms with closets, a full bathroom and a laundry room. Bonus: A spacious storage room in the basement. The Walkout basement illegal suite is a mortgage helper, currently rented at \$1500/month plus utilities. Fully renovated with tons of natural lighting, a large bedroom with tons of storage, a huge open kitchen with loads of cabinets, brand new appliances (Fridge and Electric Stove), a Dishwasher and full-size washer-dryer, heating controls and new window coverings. Side concrete pathway and porch for basement entry**

Inclusions: **N/A**
 Property Listed By: **PREP Realty**

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