



THE
A-TEAM

**RE/MAX
FIRST**

31 NOLANFIELD Terrace, Calgary T3R0M5

MLS®#: **A2158279** Area: **Nolan Hill** Listing Date: **08/15/24** List Price: **\$649,000**
 Status: **Active** County: **Calgary** Change: **None** 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: **1,605**
 Low Sqft:
 Ttl Sqft: **1,605**

DOM

35
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Fire Pit,Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	11`11" x 17`0"	Living Room	Main	13`0" x 9`10"
Kitchen	Main	13`3" x 12`7"	Dining Room	Main	7`1" x 11`4"
2pc Bathroom	Main	5`4" x 4`8"	Bedroom - Primary	Upper	12`11" x 13`7"
4pc Ensuite bath	Upper	9`1" x 8`9"	Bedroom	Upper	9`6" x 12`4"
Bedroom	Upper	9`8" x 11`4"	4pc Bathroom	Upper	9`1" x 8`9"
Laundry	Upper	5`9" x 8`1"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC

1113692

Remarks

Pub Rmks: ******OPEN HOUSE SEPTEMBER 14- 2PM-4PM**** WELCOME TO NOLAN HILLS, MOST DESIRABLE COMMUNITY IN NW! FIRST TIME ON MLS, SITS ON TRADITIONAL LOT. This 3 Bedrooms, 2.5 Bath amazingly designed home has plenty of room for the entire family. The main floor boast UPGRADED hardwood floors with SEPARATE LIVING & FAMILY ROOM WITH COZY FIRE PLACE. Gourmet Kitchen featuring stainless steel appliances, a massive island with granite countertops and a dedicated dining area. NEW carpet flooring has been installed Upstairs, this floor contains the spacious MASTER BEDROOM with spacious walk in closet with 4-Piece Ensuite including SOAKER TUB AND STAND-UP SHOWER. This floor also includes two additional generous size bedrooms, 4-piece bathroom and laundry area. The unfinished basement awaits your creative touch, while the backyard oasis features a deck and low maintenance- professionally landscaped yard and double detached garage. Ideally located near shopping, parks and with easy access to Stoney Trail. Don't miss this incredible opportunity! Contact your preferred realtor to schedule a viewing and experience the upgrades for yourself.**

Inclusions:
Property Listed By: **None**
eXp Realty

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











