



THE
A-TEAM

**RE/MAX
FIRST**

39 NOLANFIELD Terrace, Calgary T3R 0M5

MLS®#: **A2161502** Area: **Nolan Hill** Listing Date: **09/05/24** List Price: **\$619,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **3,132 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,396**
 Low Sqft:
 Ttl Sqft: **1,396**

DOM

13
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`0"	Dining Room	Main	11`10" x 8`9"
Kitchen	Main	11`10" x 13`0"	Living Room	Main	15`1" x 18`2"
4pc Bathroom	Upper	7`11" x 4`11"	4pc Ensuite bath	Upper	7`2" x 5`9"
Bedroom	Upper	9`4" x 9`11"	Bedroom	Upper	9`3" x 9`11"
Bedroom - Primary	Upper	11`5" x 14`9"	4pc Bathroom	Basement	8`2" x 4`11"
Bedroom	Basement	11`0" x 10`3"	Game Room	Basement	14`7" x 17`10"
Furnace/Utility Room	Basement	6`5" x 15`3"			

Title:
Fee Simple
 Legal Desc:

Zoning:
DC

1113692

Remarks

Pub Rmks: **Open House Sunday, September 15th from 11am -1:00pm. Featuring over 2000 sq ft, this delightful 4 bedroom, 3.5-bathroom family abode is filled with a classic charming warmth coupled with modern finishes that will have you loving it your home for years to come. Be greeted at the door by sunlight flooding through the large windows, illuminating the light across the hardwood flooring and calming colour scheme throughout the open-concept main. Make your way into the cozy living room where your family will enjoy those cool fall evenings around the fireplace. Carry on into the spacious kitchen and feel the atmosphere of this polished space featuring stainless steel appliances, crisp light quartz countertops, and sophisticated espresso cabinetry. As dinner simmers pull up a seat at the island to polish up work or have your kids finish their homework as you prep dinner. Once dinner is ready invite the family to sit down for an intimate meal and bonding time in the dining area. As the night ends retreat to your bright and welcoming primary retreat as your children nestle into one of the 2 additional upstairs bedrooms. Come the weekend, lounge in your fully finished basement, completed with a full laundry room, additional bedroom with a massive walk-in closet, storage and a full 4pc bathroom. Be the hostess with the mostess, hosting a bbq in south facing backyard. Take advantage of your deck space and lawn space to lounge as the kids or fur babies play. The convenience of being located down the street from green space, near playgrounds and pathways along meandering creeks, as well as having ample grocery stores, restaurants, and amenities just 5 minutes away make this a prime location for a growing family. This home has a brand new roof, carpets and home have been professionally cleaned and the basement has been repainted! Come experience the warming energy of this quaint family abode for yourself.**

Inclusions:
 Property Listed By: **Shed, TV Bracket
 Century 21 Bamber Realty LTD.**

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









