



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**42 NOLANFIELD Heights, Calgary T3R 0M2**

MLS® #: **A2161647**

Area: **Nolan Hill**

Listing Date: **09/09/24**

List Price: **\$625,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2012**

Finished Floor Area

Abv Sqft: **1,358**  
Low Sqft:  
Ttl Sqft: **1,358**

Lot Information

Lot Sz Ar: **3,444 sqft**  
Lot Shape:

DOM

**10**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Central Vacuum,Granite Counters,Kitchen Island**  
Utilities:

Room Information

| Room | Level | Dimensions | Room                | Level | Dimensions |
|------|-------|------------|---------------------|-------|------------|
|      |       |            | Legal/Tax/Financial |       |            |

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

Zoning: **R-1N**

Remarks

Pub Rmks: **Stunning Two-Story Fully Developed Detached Home with Upgrades Galore Welcome to your dream home, in Nolan Hill! This exceptional residence features 4 spacious bedrooms and 3.5 bathrooms, designed to provide both comfort and style for modern living. With extensive upgrades and thoughtful details throughout, this property is a must-see! Bright and Inviting Living Spaces Step inside to discover beautiful hardwood floors that flow throughout the main level, complemented by large windows that fill the home with natural light. The cozy gas fireplace creates a warm ambiance for those chilly nights, setting the perfect atmosphere for relaxation and family gatherings. This home also has central AC great for sleeping on the crazy hot nights. Gourmet Kitchen with Modern Finishes The heart of the home is the gorgeous kitchen, boasting granite countertops, loads of cabinets, a large island with a breakfast bar and high-quality stainless steel appliances including an induction stove. This stylish layout makes meal preparation a joy and provides plenty of space for culinary creativity and entertaining. This home features four generously sized bedrooms, including a master suite complete with a private ensuite bathroom for ultimate convenience. The additional 3.5 bathrooms are beautifully appointed, ensuring that there is plenty of space for family and guests. Great Backyard and Outdoor Living Step outside to your fantastic backyard, perfect for outdoor living and entertaining! Enjoy summer barbecues on the spacious back deck complete with natural gas hook ups, or simply unwind in your private outdoor space. The property also includes a double detached heated garage, providing ample storage and parking for your vehicles. The front porch invites you to relax and enjoy your beautiful neighborhood. With great curb appeal, this home stands out as a true gem in the community. Prime Location and Amenities Located in a fabulous community with easy access in and out, this home offers proximity to a variety of amenities, including shopping, dining, and parks—ideal for busy families and active lifestyles. Your Dream Home Awaits! Nolan Hill is the perfect place to call home and start creating lasting memories. Don't miss out on this opportunity—schedule your private viewing today!**

Inclusions: **NA**  
Property Listed By: **CIR Realty**

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















