



THE
A-TEAM

**RE/MAX
FIRST**

38 NOLANFIELD Lane, Calgary T3R 0M7

MLS®#: **A2162908** Area: **Nolan Hill** Listing Date: **09/06/24** List Price: **\$599,900**
 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: **3,347 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,564**
 Low Sqft:
 Ttl Sqft: **1,564**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Level,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`5" x 9`4"	Flex Space	Main	9`0" x 12`8"
2pc Bathroom	Main	5`5" x 4`11"	Kitchen With Eating Area	Main	12`6" x 13`0"
Dining Room	Main	12`0" x 11`4"	Living Room	Main	14`9" x 12`11"
Bedroom - Primary	Second	10`11" x 13`0"	Walk-In Closet	Second	4`11" x 5`8"
4pc Ensuite bath	Second	4`11" x 9`6"	Bonus Room	Second	7`7" x 9`1"
Bedroom	Second	10`3" x 9`6"	4pc Bathroom	Second	8`9" x 5`8"
Bedroom	Second	9`3" x 10`7"	Laundry	Basement	9`11" x 8`7"

Flex Space

Basement

39`10" x 14`7"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1113692

Zoning:

DC

Remarks

Pub Rmks:

This INVITING detached home offers a spacious layout with 1564.2 square feet of living space. With three bedrooms and 2 1/2 bathrooms, this home is perfect for a growing family or those who enjoy hosting guests. As you walk through the tiled entrance you will appreciate the ample and bright living room perfect for entertaining. This home boasts a beautiful bright Office room. The kitchen is open to the dining room with granite, stainless steel appliances and pantry space. This level also features a half bath, hardwood floors and a tiled rear entry. Upstairs enjoy your large master bedroom with a walk-in closet and large 4-piece en-suite. Take advantage of the convenience of an open loft for the kids, as well as another 4-piece bath. 2 additional well-sized rooms complete this space, both with their own closet space. A beautiful rear deck has been built and is open to the spacious yard and double parking space. The location is complemented by a big park/playground and close to all amenities. Call now to book your showing today.

Inclusions:

N/A

Property Listed By:

Seller Direct Real Estate

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











