



THE
A-TEAM

**RE/MAX
FIRST**

244 NOLANFIELD Way, Calgary T3R 0M1

MLS®#: **A2173110**

Area: **Nolan Hill**

Listing Date: **10/17/24**

List Price: **\$714,900**

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: **3,498 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,851**
Low Sqft:
Ttl Sqft: **1,851**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`7" x 2`10"	Dining Room	Main	10`4" x 7`7"
Dining Room	Main	10`1" x 3`8"	Kitchen	Main	10`4" x 13`8"
Living Room	Main	10`9" x 16`0"	4pc Bathroom	Second	8`2" x 5`0"
4pc Ensuite bath	Second	9`9" x 10`9"	Bedroom	Second	9`1" x 10`2"
Bedroom	Second	9`2" x 10`2"	Family Room	Second	17`2" x 14`4"

Laundry
Walk-In Closet
Storage

Second
Second
Basement

5`9" x 5`9"
9`9" x 4`8"
7`7" x 5`2"

Bedroom - Primary
Game Room
Furnace/Utility Room

Second
Basement
Basement

11`9" x 16`2"
20`1" x 19`6"
7`7" x 7`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1113692

Remarks

Pub Rmks:

Introducing 244 Nolanfield Way, a stunning 2 story single family home nestled in the picturesque community of Nolan Hill, where modern convenience meets serene suburban living. As you approach the home, you're greeted by a welcoming entrance, perfectly framing the charm of this home. Step inside to discover a bright and airy open concept layout accentuated by soaring 9-foot ceilings that create an immediate sense of space and luxury. The main floor seamlessly combines functionality and style, featuring high-quality laminate flooring throughout the main level. You'll find a spacious family room bathed in natural light, perfect for entertaining or cozy family evenings. The gas fireplace serves as a stunning focal point, creating a warm ambiance that beckons you to unwind. Adjacent to the family room is a generous dining space that comfortably accommodates gatherings with family and friends, flowing effortlessly into the well appointed kitchen. Here, you'll appreciate the exquisite quartz countertops, complemented by a modern gas range stove that will inspire your culinary creations. The kitchen also boasts a convenient walkthrough pantry, ensuring that everything you need is right at your fingertips. Venture upstairs to discover three generously sized bedrooms, each designed with comfort and relaxation in mind. The primary suite is a true retreat, featuring an upgraded ensuite bathroom that exudes elegance, complete with quartz countertops and premium fixtures. The upper level also includes a large bonus room, ideal for a home theater, playroom, or additional living space, offering flexibility to suit your lifestyle. An upstairs laundry room adds a layer of convenience, making laundry day a breeze. The fully finished basement is a standout feature of this home, presenting a spacious recreation room that is perfect for movie nights, game days, or hosting friends. This versatile space provides ample room for leisure activities and is designed to be the ultimate gathering spot. This home comes with all the upgrades including Air Conditioning, Gas Range Stove & upgraded Carpets. The home is situated in a vibrant community with an array of amenities at your doorstep. Take advantage of nearby shopping centers such as Beacon Hill and the Sage Hill Quarter that cater to all your needs, and enjoy easy access to Stony Trail, connecting you effortlessly to the rest of Calgary. Families will appreciate the proximity to parks and playgrounds steps away. Plus, with future school developments planned in the area, this community is ideal for growing families looking for a nurturing environment. Nolan Hill is more than just a neighborhood; it's a lifestyle! In summary, This home is meticulously designed and effortlessly blends luxury, comfort and convenience, with all the modern amenities you desire! Schedule your private viewing today!

Inclusions:
Property Listed By:

**TV Wall Mounts, Tire Rack in Garage, Curtain Rods/Curtains
Real Broker**

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









