



THE
A-TEAM

**RE/MAX
FIRST**

10 NOLANFIELD Road, Calgary T3R 0N1

MLS®#: **A2177770**

Area: **Nolan Hill**

Listing Date: **11/07/24**

List Price: **\$699,000**

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: **3,562 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Concrete Driveway, Double Garage Attached, Front Drive**

Finished Floor Area

Abv Sqft: **1,707**
Low Sqft:
Ttl Sqft: **1,707**

DOM

44
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Kitchen Island, Laminated Counters, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`0"
Foyer	Main	8`9" x 6`10"
Living Room	Main	12`5" x 13`0"
4pc Ensuite bath	Second	11`10" x 6`0"
Bedroom	Second	10`0" x 10`9"
Bedroom - Primary	Second	14`0" x 16`6"

Room	Level	Dimensions
Dining Room	Main	8`6" x 10`6"
Kitchen	Main	9`4" x 10`11"
4pc Bathroom	Second	10`8" x 5`1"
Bedroom	Second	10`8" x 12`5"
Family Room	Second	15`6" x 12`0"

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R-G

Legal Desc: 1212448

Remarks

Pub Rmks: **This exquisite single-family home in the sought-after neighborhood of Nolan Hill offers the perfect blend of convenience, comfort, and family-oriented living. Situated in a prime location, it's just a short walk from essential amenities including medical clinics, Sobeys, and a variety of fine dining establishments. For even more shopping and dining options, Costco, Walmart, T&T Supermarket, and a range of banks and retail stores are all within a 3-minute drive, providing exceptional ease for daily errands and outings. Known for its friendly and safe atmosphere, Nolan Hill is a neighborhood designed with families in mind. The area is peaceful and secure, creating a welcoming community that gives residents a strong sense of belonging and safety. Families with children will especially appreciate the expansive soccer field next door, which serves as an excellent space for outdoor play, sports, and summer fun. The home itself is a 3-bedroom, 2.5-bathroom property set on a traditional lot, thoughtfully designed to maximize both space and natural light. It features a bright sunshine basement that adds warmth and versatility to the lower level, making it a comfortable and inviting part of the home. The property has been meticulously maintained by the current owners, who have preserved its quality and charm, ensuring it's in pristine condition for the next fortunate occupants. With its exceptional location, community feel, and well-kept interiors, this beautiful home is truly a gem, awaiting its new owners to settle in and make it their own.**

Inclusions:
Property Listed By: **N/A
Century 21 Bravo Realty**

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









