

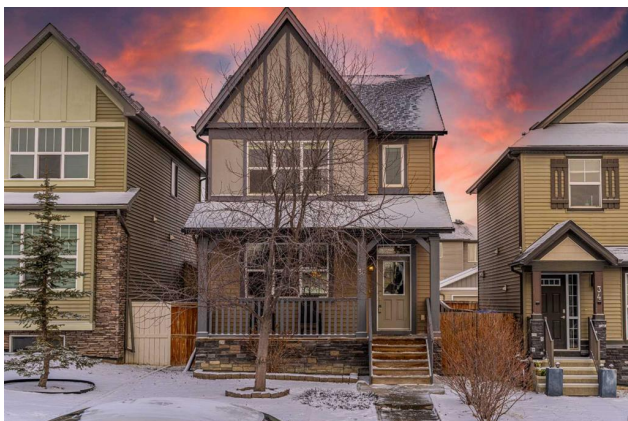


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**38 NOLANFIELD Manor, Calgary T3R 0M3**

MLS®#: **A2187639**      Area: **Nolan Hill**      Listing Date: **01/21/25**      List Price: **\$639,800**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **3,132 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,496**  
 Low Sqft:  
 Ttl Sqft: **1,496**

DOM

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

Parking

Ttl Park: **4**  
 Garage Sz:

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Garden,Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Ceiling Fan(s),No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	19`8" x 13`1"	Kitchen	Main	32`10" x 45`11"
Pantry	Main	13`1" x 3`3"	Dining Room	Main	32`10" x 32`10"
Living Room	Main	39`4" x 49`3"	Mud Room	Main	16`5" x 19`8"
Game Room	Basement	36`1" x 55`9"	Furnace/Utility Room	Basement	19`8" x 23`0"
Laundry	Second	23`0" x 16`5"	Storage	Basement	13`1" x 3`3"
Bedroom - Primary	Second	39`4" x 32`10"	Bedroom	Second	36`1" x 32`10"
Bedroom	Second	29`6" x 29`6"	Bedroom	Basement	32`10" x 39`4"

Walk-In Closet  
2pc Bathroom  
4pc Bathroom

Second  
Main  
Second

23`0" x 16`5"  
16`5" x 16`5"  
23`0" x 13`1"

Walk-In Closet  
4pc Ensuite bath  
3pc Bathroom

Basement  
Second  
Basement

13`1" x 36`1"  
23`0" x 13`1"  
26`3" x 13`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1113692**

Remarks

Pub Rmks: **This perfect family home - nestled in the desirable "Nolan Hill" neighbourhood - showcases 4 bedrooms, 4 bathrooms, plus a fully finished basement! The mature trees, full-sized lot, plus front porch, make this home immediately captivating. The open plan concept welcomes you into the main living space, with 9 ft. ceilings, a stylish contemporary gas fireplace, gleaming hardwood floors, plus large windows for extra natural light. The gourmet kitchen is sure to please, with the extra-height maple cabinetry, stainless steel appliances, plus granite counters with an oversized granite island (an entertainer's dream). Host large family dinners in the spacious dining area. An office nook is nestled adjacent to the kitchen. The half bath is conveniently located in the rear mud room, where you can go out to enjoy the oversized (full-width) sun deck with privacy screens, plus a maintenance-free yard! The upper level features a large master suite, with a private spa-like ensuite. & walk-in closet. The extra two bedrooms share a 4 piece full bathroom. Conveniently located near the bedrooms is the laundry room! The lower level is completely finished, with a large bedroom, 3 piece bathroom and large living area. A side entrance on the staircase is possible! Close to green spaces, parks, shops and all amenities.**

Inclusions:  
Property Listed By:

**All Blinds/Window Coverings**  
**eXp Realty**

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



