

98 Nolanfield Road NW
Calgary, Alberta

MLS # A2290126



\$659,000

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|------------------|--------------------------------------------------|---------------|-------------------|
| Division: | Nolan Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,763 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, No Neighbours Behind, Rectangular Lot | | |

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|--------------------|--------------------------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Open Floorplan, Quartz Counters | | |

Inclusions: Piano - Main Floor

3D Tour! Well-maintained family home with no direct rear neighbours and walkable access to shopping in the desirable community of Nolan Hill. This 3 bedroom, 2.5 bathroom home features a bright open-concept main floor with 9' ceilings, a cozy gas fireplace, and a functional kitchen complete with quartz countertops, cabinetry, gas stove, built-in microwave, large island with breakfast bar, and a convenient walkthrough pantry connecting to the mudroom and double attached garage. The dining area opens to a professionally landscaped **low-maintenance backyard with BBQ gas line**, ideal for outdoor gatherings. Upstairs offers a spacious bonus room, two well-sized bedrooms, a 4-piece bathroom, and a private primary suite with walk-in closet and 4-piece ensuite featuring a soaker tub and separate glass shower. The partially finished basement with rough-in plumbing provides great potential for future development. Recent updates include new roofing, new siding (one side), and new gutters, and the home is equipped with central air conditioning for added comfort. Located close to the neighbourhood entrance for quick access to Beacon Hill shopping, Sobeys, restaurants, and Stoney Trail, with a nearby staircase providing convenient walkable access to the shopping plaza. Vacant possession available for quick or early move-in.