



# 104 Nolanfield Way Calgary Alberta

\$790,000

Welcome to this gorgeous fully customized 2 Storey home with almost 2,670 SQFT of TOTAL LIVING SPACE, Illegal SUITE IN THE BASEMENT WITH SEPARATE ENTRANCE. UPPER LEVEL boasts 9' ceilings throughout, 3 Bedrooms, 2 FULL BATH, A LARGE BONUS ROOM and Laundry (How convenient!). Main Floor welcomes you to A STUNNING, MODERN, FULLY UPGRADED kitchen with a tasteful rich dark shaker cabinetry w/silver hardware, fabulous quartz countertops, gorgeous tile backsplash, pendant feature lighting, a large walk-in pantry with tile flooring & shelving, CENTRAL ISLAND with dual basin undermount sink AND top of the line SS APPLIANCES, including a built-in microwave & wall oven combo, gas cooktop stove w/5 burners & range hood fan, built-in dishwasher and FRENCH DOOR FRIDGE. The kitchen extends into the DINING AREA which provides enough space for a large table, has a huge window providing ample light & a patio door leading onto the rear deck, nicely combining indoor/outdoor living spaces. Adjacent to the kitchen, the living room is cozy & elegant, centered around a stunning gas fireplace with a decorative feature wall & TV inset along with a full-length window. Nicely rounding off the main floor you have a large mudroom with a double closet & access to the attached double garage along with an easily accessible 2pc bathroom for guests. The basement offers an ILLEGAL SUITE. The basement is fully finished with separate access (walk-out) to rear yard and features a great-sized bedroom, upgraded 4pc bathroom with tub/shower combo, FULL KITCHEN with electric stove & refrigerator, LARGE LIVING ROOM, and separate laundry space with WHIRLPOOL washer & dryer - extremely attractive and convenient feature tenants. The backyard is huge and landscaped with a great rear deck! This is one of the most desirable properties in NOLAN HILL. Built in 2014, this home provides a modern vibe with practicality ...

Primary Bedroom 16.08 Ft x 11.58 Ft

Bedroom 17.00 Ft x 10.67 Ft

Bedroom 12.92 Ft x 9.08 Ft

Laundry room 7.75 Ft x 5.33 Ft

Bonus Room 15.83 Ft x 12.42 Ft

Living room/Dining room 21.33 Ft x 9.33 Ft

Family room 14.00 Ft x 9.25 Ft

Laundry room 7.42 Ft x 4.75 Ft

4pc Bathroom 7.50 Ft x 5.00 Ft

Living room 15.92 Ft x 11.08 Ft

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See

**Mirror**

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5pc Bathroom 12.50 Ft x 9.58 Ft

4pc Bathroom 8.17 Ft x 5.33 Ft

Bedroom 13.58 Ft x 10.00 Ft

Kitchen 7.67 Ft x 6.75 Ft

Dining room 10.83 Ft x 9.92 Ft

Kitchen 16.17 Ft x 9.92 Ft

2pc Bathroom 6.50 Ft x 2.67 Ft