



# 244 Nolanfield Way Calgary Alberta

\$714,900

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...

- 4pc Bathroom 8.17 Ft x 5.00 Ft
- 4pc Bathroom 9.75 Ft x 10.75 Ft
- Bedroom 9.08 Ft x 10.17 Ft
- Bedroom 9.17 Ft x 10.17 Ft
- Family room 17.17 Ft x 14.33 Ft
- Laundry room 5.75 Ft x 5.75 Ft

- Recreational, Games room 20.08 Ft x 19.50 Ft
- Storage 7.58 Ft x 5.17 Ft
- Furnace 7.58 Ft x 7.58 Ft
- 2pc Bathroom 6.58 Ft x 2.83 Ft
- Dining room 10.33 Ft x 7.58 Ft
- Dining room 10.08 Ft x 3.67 Ft

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Listing Presented By:



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Primary Bedroom 11.75 Ft x 16.17 Ft

Other 9.75 Ft x 4.67 Ft

Kitchen 10.33 Ft x 13.67 Ft

Living room 10.75 Ft x 16.00 Ft