



## 168 Nolanfield Way Calgary Alberta

\$825,000

Immaculately kept walkout home in the heart of Nolan Hill, under 10 mins walk to several parks, 3 shopping centers and upcoming K-9 school (2025). Over \$125k spent on renovations in the last year, new hardwood flooring, new carpets, all new high-end appliances with warranty till 2028, Culligan Water Softener/RO, smart home devices, all new window shades, upgraded LED lighting and decorative fixtures along with fully renovated illegal basement suite. A walkout home filled with natural light on all 3 floors. Over 2000 square feet above grade with 3 bedrooms, 2.5 bathrooms, a bonus room, main floor office space and a fireplace. Front attached spacious 2 car garage with EV charging and storage. In addition, it comes with a 1-bedroom illegal basement suite and storage. A spacious entryway with a closet leads to the Office/Den and Staircase, on the right of the entryway is the powder room and garage entry through the mudroom. Across the office is the centre of the home, a large living room with a fireplace, an open kitchen with an island, lots of cabinets and a pantry. Next to the kitchen is a dining space with a gorgeous lighting fixture, alongside is the deck with northeastern views, a perfect stage for viewing beautiful Sunrises and amazing Northern Lights! The second floor features a large bonus room with tons of room for entertainment and play. The expansive master bedroom comes with its 5-piece bathroom featuring a jetted tub and walk-in closet. The main floor has 2 more good-sized bedrooms with closets, a full bathroom and a laundry room. Bonus: A spacious storage room in the basement. The Walkout basement illegal suite is a mortgage helper, currently rented at \$1500/month plus utilities. Fully renovated with tons of natural lighting, a large bedroom with tons of storage, a huge open kitchen with loads of cabinets, brand new appliances (Fridge and Electric Stove), a D...

4pc Bathroom 8.67 Ft x 5.08 Ft

5pc Bathroom 10.67 Ft x 9.33 Ft

Bedroom 10.25 Ft x 10.33 Ft

Bedroom 10.33 Ft x 10.25 Ft

Family room 17.25 Ft x 14.33 Ft

Laundry room 5.75 Ft x 5.75 Ft

Kitchen 10.33 Ft x 11.17 Ft

Recreational, Games room 10.33 Ft x 11.83 Ft

Storage 11.25 Ft x 13.58 Ft

Other 6.58 Ft x 9.83 Ft

2pc Bathroom 7.25 Ft x 2.75 Ft

Dining room 11.08 Ft x 8.08 Ft

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Listing Presented By:



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Primary Bedroom	12.58 Ft x 15.25 Ft	Kitchen	11.00 Ft x 14.08 Ft
Other	10.83 Ft x 4.58 Ft	Living room	12.33 Ft x 15.08 Ft
3pc Bathroom	10.42 Ft x 5.83 Ft	Office	10.42 Ft x 9.17 Ft
Bedroom	11.25 Ft x 12.17 Ft		