



## 168 Nolanfield Way Calgary Alberta

\$829,990

Immaculately kept walkout home in the heart of Nolan Hill, under 10 mins walk to several parks, 3 shopping centers and K-9 school (coming 2026). Over \$125k in renovations in 2024-25, all new hardwood flooring, carpets, roof (June 2025), all new high-end appliances with warranty till 2028, Culligan Water Softener/RO, all new window shades, upgraded LED lighting and decorative fixtures along with fully renovated legal basement suite with concrete side entry-way. Over 2000 square feet walkout home filled with natural light. 3 Bedroom, 2.5 bathroom, main floor office, Bonus room, open kitchen-dining-living room design with a fireplace, it comes with a large storage room in the basement and a spacious 2 car front garage with EV charging. The 1-bedroom legal basement suite with its own laundry is a mortgage helper! 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 mudroom. Across the office is the centre of the home, a large living room with fireplace, an open kitchen with island, lots of cabinets and a pantry. Next to the kitchen is dining space with a gorgeous lighting fixture, alongside is the deck with Northeastern views, welcome to the stage of beautiful Sunrises and amazing Northern Lights! The second floor features a large bonus room with lots of room for entertainment and play. The expansive Master-bedroom comes with 5-piece bathroom 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 legal basement suite is a mortgage helper, currently rented at \$1300/month plus utilities. Fully renovated with tons of natural lighting, a large bedroom with tons on storage, huge open kitchen with loads of cabinets, brand new appliances (Fridge and Electric Stove), Di...

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

Other 10.83 Ft x 4.58 Ft

3pc Bathroom 10.42 Ft x 5.83 Ft

Bedroom 11.25 Ft x 12.17 Ft

Kitchen 11.00 Ft x 14.08 Ft

Living room 12.33 Ft x 15.08 Ft

Office 10.42 Ft x 9.17 Ft