



## 35 Nolanfield Heights Calgary Alberta

\$689,900

Pride of ownership! This home offers a total of 4 spacious bedrooms, 3.5 bathrooms, and over 2,100 sq.ft. of living space with an open-concept layout and 9ft ceilings on the main floor. The south-facing backyard fills the home with natural light, creating a warm and inviting atmosphere. The beautifully designed kitchen features a large quartz countertop, ample cabinetry, a corner pantry, and stainless steel appliances, making it perfect for both everyday living and entertaining. The bright living room is centered around a cozy gas fireplace, ideal for relaxation. Upstairs, the primary bedroom boasts a luxurious 5-piece ensuite, along with two additional generously sized bedrooms and a convenient laundry room. The fully finished basement includes a fourth bedroom, a full bathroom, a large recreation room, built-in wall cabinetry for extra storage, a wet bar with functional cabinetry, and a walk-in storage area, offering ample space for all your needs. This home is equipped with a central water filtration system and a water softener for added convenience. The oversized 23'4" x 23'4" double detached garage comes with natural gas hookups, perfect for future heating options. Outside, the professionally landscaped backyard features a gazebo on the deck, offering a perfect space for children and pets to enjoy. The front welcoming porch and separate patio provide additional outdoor living space. Located in an excellent area with easy access to shopping, dining, parks, schools, and major routes, this home is perfect for young families and those seeking an active lifestyle. Don't miss the opportunity to make this your dream home! (id:6769)

Recreational, Games room 17.58 Ft x 14.42 Ft

Bedroom 11.33 Ft x 9.00 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Living room 22.83 Ft x 11.75 Ft

Kitchen 12.58 Ft x 11.75 Ft

Foyer 11.33 Ft x 6.08 Ft

2pc Bathroom 6.58 Ft x 2.83 Ft

Other 5.25 Ft x 5.25 Ft

Primary Bedroom 14.17 Ft x 12.92 Ft

5pc Bathroom 12.58 Ft x 5.58 Ft

Bedroom 12.25 Ft x 9.25 Ft

Bedroom 10.75 Ft x 9.25 Ft

Laundry room 3.58 Ft x 3.42 Ft

4pc Bathroom 8.83 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca