



## 393 Nolanfield Way Calgary Alberta

\$648,866

Welcome this beautiful Trico-built home, proudly owned by the original owners and packed with thoughtful upgrades. This property boasts a fully developed basement (2017) and a double detached garage (2017) off a paved back lane. The private SW-facing backyard features an extended deck, newer fence (approx. 3 years old), and a dog run—perfect for outdoor living. A new roof, automatic sprinkler system, upgraded window coverings, and central air conditioning add to the home's comfort and value. Step inside the bright, open-concept main floor, where a cozy gas fireplace anchors the living area. The kitchen impresses with shaker-style cabinets, granite countertops, built-in desk, and large island. Patio doors lead directly from the kitchen/dining space to the private back deck for seamless indoor-outdoor entertaining. Upstairs, you'll find three bedrooms, a full main bathroom, and laundry. The spacious primary retreat comes with a walk-in closet and luxurious walk-in shower including in-floor heating. The fully developed lower level is perfect for multi-generational living or guests, offering a separate kitchen, large bedroom with walk-in closet, a full bathroom with steam shower, and a generous recreation area. Located close to greenspace, shopping, and schools—with another school currently under construction right behind the property—this home is ideally positioned for both convenience and future value. (id:6769)

4pc Bathroom 7.92 Ft x 4.92 Ft

4pc Bathroom 6.92 Ft x 12.92 Ft

Bedroom 9.08 Ft x 10.25 Ft

Bedroom 11.50 Ft x 10.92 Ft

Primary Bedroom 11.92 Ft x 11.92 Ft

4pc Bathroom 6.08 Ft x 8.08 Ft

Bedroom 11.33 Ft x 11.17 Ft

Kitchen 5.25 Ft x 10.67 Ft

Recreational, Games room 14.42 Ft x 18.08 Ft

2pc Bathroom 5.92 Ft x 4.92 Ft

Dining room 10.92 Ft x 12.25 Ft

Kitchen 7.58 Ft x 17.92 Ft

Living room 14.75 Ft x 14.08 Ft

Listing Presented By:



Originally Listed by:  
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