



## 39 Nolanfield Terrace Calgary Alberta

\$619,900

Open House Sunday, September 15th from 11am -1:00pm. Featuring over 2000 sq ft, this delightful 4 bedroom, 3.5-bathroom family abode is filled with a classic charming warmth coupled with modern finishes that will have you loving it your home for years to come. Be greeted at the door by sunlight flooding through the large windows, illuminating the light across the hardwood flooring and calming colour scheme throughout the open-concept main. Make your way into the cozy living room where your family will enjoy those cool fall evenings around the fireplace. Carry on into the spacious kitchen and feel the atmosphere of this polished space featuring stainless steel appliances, crisp light quartz countertops, and sophisticated espresso cabinetry. As dinner simmers pull up a seat at the island to polish up work or have your kids finish their homework as you prep dinner. Once dinner is ready invite the family to sit down for an intimate meal and bonding time in the dining area. As the night ends retreat to your bright and welcoming primary retreat as your children nestle into one of the 2 additional upstairs bedrooms. Come the weekend, lounge in your fully finished basement, completed with a full laundry room, additional bedroom with a massive walk-in closet, storage and a full 4pc bathroom. Be the hostess with the mostess, hosting a bbq in south facing backyard. Take advantage of your deck space and lawn space to lounge as the kids or fur babies play. The convenience of being located down the street from green space, near playgrounds and pathways along meandering creeks, as well as having ample grocery stores, restaurants, and amenities just 5 minutes away make this a prime location for a growing family. This home has a brand new roof, carpets and home have been professionally cleaned and the basement has been repainted! Come experience the warming energy of this quaint...

4pc Bathroom 8.17 Ft x 4.92 Ft

Bedroom 11.00 Ft x 10.25 Ft

Recreational, Games room 14.58 Ft x 17.83 Ft

Furnace 6.42 Ft x 15.25 Ft

2pc Bathroom 5.33 Ft x 5.00 Ft

Dining room 11.83 Ft x 8.75 Ft

Living room 15.08 Ft x 18.17 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

4pc Bathroom 7.17 Ft x 5.75 Ft

Bedroom 9.33 Ft x 9.92 Ft

Bedroom 9.25 Ft x 9.92 Ft

Primary Bedroom 11.42 Ft x 14.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX Realty Professionals**

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Kitchen 11.83 Ft x 13.00 Ft