



46 Nolanfield Road Calgary Alberta

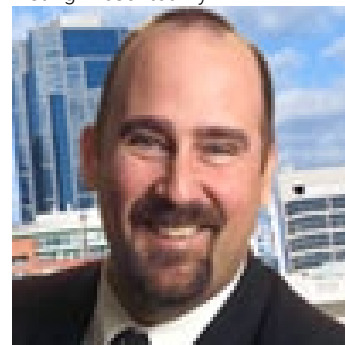
\$615,000

HUGE PRICE REDUCTION!!!! Welcome to 46 Nolanfield Road NW--an exceptional family home in a highly desirable location! This beautifully maintained 3-bedroom residence offers the perfect blend of style, comfort, and functionality, highlighted by HARDWOOD flooring on the main level, 9-FOOT CEILINGS, granite countertops, and a cozy gas fireplace. The bright, open-concept main floor is designed for both entertaining and everyday living. The chef-inspired kitchen features abundant cabinetry, a large central island, stainless steel appliances, and seamless flow into the dining and living areas. The spacious living room extends to a SUNNY SOUTH-FACING BACKYARD, creating the ideal indoor-outdoor lifestyle for relaxing or hosting family and friends. Upstairs, you'll find three generously sized bedrooms, a VAULTED-CEILING BONUS ROOM perfect for family gatherings or a home office, and the convenience of upper-level laundry. The unfinished basement is thoughtfully laid out and ready for your future development ideas. Additional highlights include a BRAND-NEW WASHER AND DRYER and a GOOGLE HOME SMART SYSTEM with video doorbell, smart thermostat, and control monitor for modern convenience and security. Ideally located within WALKING DISTANCE to a NEW K-9 SCHOOL and close to shopping, parks, playgrounds, and Stoney Trail, this home offers outstanding accessibility and a true family-friendly lifestyle. Don't miss your opportunity--book your private showing today! (id:6769)

Other 17.58 Ft x 21.42 Ft
 Other 4.83 Ft x 6.83 Ft
 Other 5.42 Ft x 5.75 Ft
 Kitchen 12.25 Ft x 13.25 Ft
 Living room 19.00 Ft x 11.58 Ft
 2pc Bathroom 7.42 Ft x 5.33 Ft
 Pantry 1.42 Ft x 3.33 Ft
 Other 19.58 Ft x 9.83 Ft
 Dining room 9.58 Ft x 14.00 Ft

Primary Bedroom 13.67 Ft x 12.75 Ft
 Other 4.92 Ft x 5.92 Ft
 4pc Bathroom 4.92 Ft x 8.17 Ft
 Bedroom 9.08 Ft x 11.00 Ft
 4pc Bathroom 4.92 Ft x 6.25 Ft
 Bedroom 9.67 Ft x 9.75 Ft
 Laundry room 5.08 Ft x 5.75 Ft
 Bonus Room 13.92 Ft x 11.42 Ft

Listing Presented By:



Originally Listed by:
 CIR Realty

RE/MAX Realty Professionals

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