



53 Nolanfield Manor Calgary Alberta

\$579,900

OPEN HOUSE SAT OCT 24th 1-3 pm Welcome to this charming two-storey built by Sterling Homes. This house offers over 1,600 sq. ft. above grade in the vibrant community of Nolan Hill, just steps from the new K-9 Catholic school. A welcoming front veranda creates inviting curb appeal, while nearby parks and walking paths make it easy to enjoy the neighbourhood. Inside this gem, the open-concept main floor is designed for everyday living and entertaining, featuring nine-foot ceilings, new light fixtures and gleaming hardwood floors. The kitchen blends style and function with raised cabinetry, stainless steel appliances and a generous island featuring granite countertops, an eating bar, a built-in wine rack and shelving. Upstairs, you'll find three well-sized bedrooms, including a spacious primary bedroom with a walk-in closet and four-piece ensuite. The two secondary bedrooms feature ample closet space with reading nooks above—a must-see! The recently finished basement adds valuable living space with vinyl plank flooring, an additional bedroom, a half bathroom and a comfortable living room—perfect for movie nights, hosting guests or giving the family room to spread out. Out back, you'll find a south-facing backyard, large deck with smaller deck for a hot tub (not included or present), and space behind the fence for an RV or your vehicle. With four bedrooms in total, inviting spaces across all three levels and an amazing location, this home offers comfort, flexibility and a welcoming place to call your own! (id:6769)

Great room 21.58 Ft x 13.75 Ft

Bedroom 10.25 Ft x 8.58 Ft

Furnace 17.67 Ft x 6.67 Ft

2pc Bathroom 5.58 Ft x 4.92 Ft

Other 8.25 Ft x 3.50 Ft

Kitchen 18.92 Ft x 16.00 Ft

Living room 13.83 Ft x 13.58 Ft

Dining room 13.42 Ft x 8.83 Ft

2pc Bathroom 4.75 Ft x 4.67 Ft

Primary Bedroom 13.50 Ft x 12.17 Ft

Bedroom 12.50 Ft x 9.08 Ft

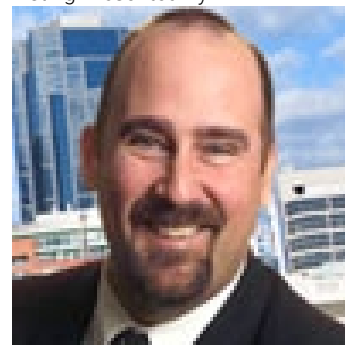
4pc Bathroom 8.75 Ft x 4.83 Ft

Bedroom 10.33 Ft x 9.33 Ft

4pc Bathroom 9.67 Ft x 4.83 Ft

Laundry room 5.75 Ft x 3.25 Ft

Listing Presented By:



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