

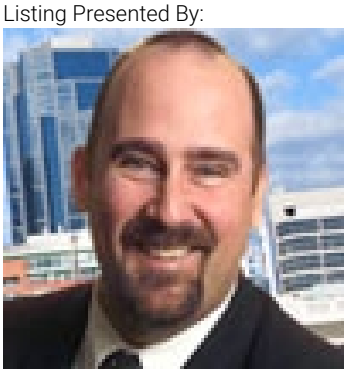
89 Nolanfield Way Calgary Alberta

$624,900

Welcome to this beautifully maintained 2 storey home in the sought after, family friendly community of Nolan Hill! Offering over 1,400 sq. ft. above grade, this bright and inviting home is ideally situated on a desirable CORNER LOT along a quiet street, with the added bonus of NO SIDEWALK TO SHOVEL! No municipal sidewalk along the property means one less thing to worry about during Calgary winters!The main floor features a modern kitchen complete with shaker style cabinetry, granite countertops, stainless steel appliances and a pantry. A tucked-away kitchen window overlooks the private backyard, while the adjoining dining area flows seamlessly into the inviting living room. A cozy fireplace creates a warm focal point between the two spaces, and a convenient half bath completes the main level.Upstairs, you'll find three spacious bedrooms, including a generous primary bedroom with a large closet featuring custom California Closet organizers and a 4 Piece private ENSUITE. The second bedroom also benefits from California Closet organizers. A third bedroom, full bathroom and convenient walk in laundry room with full size, energy efficient Samsung washer and dryer, complete the upper level.The unfinished basement offers endless possibilities for future development. Additional features include CENTRAL A/C, roughed-in central vacuum, a wired alarm system and Ring doorbell. Recent exterior improvements include a NEW ROOF AND SIDING, completed in Spring 2025.Outside, enjoy the private, fenced backyard featuring a double patio and storage shed, with plenty of room to relax, BBQ and entertain. Your guests will appreciate the ample parking, while the DOUBLE DETACHED GARAGE with PAVED back lane access offers added convenience and helps minimize the dust and mud often associated with gravel lanes.Perfect for first-time buyers or growing families looking for a home with room to gr...

Living room 14.25 Ft x 15.58 Ft
Kitchen 11.00 Ft x 11.83 Ft
Dining room 11.08 Ft x 14.83 Ft
2pc Bathroom 5.08 Ft x 4.92 Ft
4pc Bathroom 7.67 Ft x 5.00 Ft
4pc Bathroom 5.67 Ft x 8.83 Ft
Bedroom 9.67 Ft x 11.08 Ft
Bedroom 9.00 Ft x 9.92 Ft
Laundry room 6.67 Ft x 7.33 Ft
Primary Bedroom 13.00 Ft x 11.00 Ft

Listing Presented By:



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