

**168 Nolanfield Way NW  
Calgary, Alberta**

**MLS # A2154647**



**\$825,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,055 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, High Ceilings, Quartz Counters		

**Inclusions:** N/A

Immaculately kept walkout home in the heart of Nolan Hill, under 10 mins walk to several parks, 3 shopping centers and upcoming K-9 school (2025). Over \$125k spent on renovations in the last year, new hardwood flooring, new carpets, all new high-end appliances with warranty till 2028, Culligan Water Softener/RO, smart home devices, all new window shades, upgraded LED lighting and decorative fixtures along with fully renovated illegal basement suite. A walkout home filled with natural light on all 3 floors. Over 2000 square feet above grade with 3 bedrooms, 2.5 bathrooms, a bonus room, main floor office space and a fireplace. Front attached spacious 2 car garage with EV charging and storage. In addition, it comes with a 1-bedroom illegal basement suite and storage. A spacious entryway with a closet leads to the Office/Den and Staircase, on the right of the entryway is the powder room and garage entry through the mudroom. Across the office is the centre of the home, a large living room with a fireplace, an open kitchen with an island, lots of cabinets and a pantry. Next to the kitchen is a dining space with a gorgeous lighting fixture, alongside is the deck with northeastern views, a perfect stage for viewing beautiful Sunrises and amazing Northern Lights! The second floor features a large bonus room with tons of room for entertainment and play. The expansive master bedroom comes with its 5-piece bathroom featuring a jetted tub and walk-in closet. The main floor has 2 more good-sized bedrooms with closets, a full bathroom and a laundry room. Bonus: A spacious storage room in the basement. The Walkout basement illegal suite is a mortgage helper, currently rented at \$1500/month plus utilities. Fully renovated with tons of natural lighting, a large bedroom with tons of storage, a huge open kitchen with loads of cabinets, brand new

appliances (Fridge and Electric Stove), a Dishwasher and full-size washer-dryer, heating controls and new window coverings. Side concrete pathway and porch for basement entry