

## 77 Nolanfield Manor NW Calgary, Alberta

MLS # A2213699



# \$647,000

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,550 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** N/A

Welcome to 77 Nolanfield Manor NW—an impeccably maintained and tastefully updated corner-lot home offering over 2,200 sq ft of developed living space in the vibrant and family-oriented community of Nolan Hill. This charming residence blends contemporary comforts with thoughtful upgrades throughout, making it an ideal choice for modern living. Step inside to discover stylish luxury vinyl plank flooring paired with fresh, modern carpet and paint, creating a warm and welcoming ambiance. The bright, open-concept main level features two spacious sitting areas: a formal living room at the front of the home and a large family room in the back with a cozy fireplace—perfect for both entertaining and everyday comfort. The contemporary kitchen is a standout, featuring updated stainless steel appliances, sleek new countertops, a pantry, a gas range, and a microwave hood fan—ideal for home chefs. Upstairs, you’ll find three generously sized bedrooms and two full bathrooms, offering ample space for growing families. The main floor is completed by a convenient two-piece bathroom, adding functionality to the beautifully flowing layout. The fully developed basement adds even more living space, featuring a spacious bedroom, a full bathroom, and a large recreation area—ideal for guests, teenagers, or a home office setup. Enjoy the sunny south-facing backyard from your private deck, complete with a built-in BBQ gas line and privacy frosted glass railing, perfect for outdoor gatherings. The yard is fully landscaped front to back, offering low-maintenance beauty and year-round curb appeal. One of the property’s highlights is the massive, fully finished detached double garage, which includes drywall, fresh paint, knockdown ceilings, and an EV charging port (220V)—ideal for electric vehicle owners or hobbyists. The

garage also provides extra built-in storage, catering to all your organizational needs. Situated on a corner lot, this home offers ample parking for 4&ndash;5 vehicles, and is just steps away from green spaces, parks, and scenic walking paths. With quick access to Sarcee and Stoney Trail, and close proximity to shopping and amenities, this home offers both comfort and convenience. \*\*\*Well priced and move-in ready&mdash;this gem won&rsquo;t last long. Call your favorite agent and book a showing today.