

# \$680,000 - 22 Nolanfield Terrace Nw, Calgary

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MLS® #A2232109

**\$680,000**

4 Bedroom, 4.00 Bathroom, 1,521 sqft

Residential on 0.08 Acres

Nolan Hill, Calgary, Alberta

Built in 2014 by Morrison Homes, a 16-time winner of the Calgary Region "Builder of the Year"™ Award. The bright, open main floor features 9' ceilings and a chef's kitchen with granite countertops, a large island, alkaline drinking water spout, and high-end finishes - perfect for cooking and entertaining. A mudroom at the rear entrance adds practicality, while a half bath completes the main level. Upstairs, the spacious primary suite boasts a walk-in closet and ensuite, along with two additional bedrooms, a full bathroom, and a laundry room with washer and dryer.

The entire home has a fresh coat of paint, and the brand new luxury vinyl plank flooring on the main leads down to the freshly fully finished basement, which has a generously sized media room, full bath, an additional bedroom, bar nook, and storage room.

Out the rear, you'll find a deck, poured concrete patio and low-maintenance backyard which you'll enjoy great afternoon summer sun with the NW facing rear. The hot tub has its own poured concrete pad, with underground electrical conduit and wiring in place - hot tub included as-is. For added appliance longevity, the home includes a high-end water softener, plus an exterior hot water connection at the rear hose bib to speed up hot tub heating after a water change.



The oversized 24' x 24' fully custom garage is massive (room for 2 vehicles, 2 motorcycles, plus room for a workbench and tools). With a custom 9' tall x 20' wide overhead door (2"™ taller, 4"™ wider than a standard double garage door). The overhead door is on a DC belt drive opener with battery backup. The garage has a 240-volt, 100-amp subpanel, with underground electrical and communications conduits running from the basement. With the garage's 10' ceiling height, a car lift is possible! A garage dweller's dream!

This family-friendly home is a 5 minute walk to numerous amenities, including a grocery store, vet clinic, medical office, and restaurants, with a future school site just a block away. Commuting is effortless with quick access to Stoney Trail, Deerfoot, Crowchild, and 14th Street. Garage to Banff in 75 minutes! Offering modern conveniences, thoughtful upgrades, and an unbeatable location, this home is a must-see!

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232109    |
| Price          | \$680,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,521       |
| Acres          | 0.08        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 22 Nolanfield Terrace Nw |
| Subdivision | Nolan Hill               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3R 0M4                  |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)                |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Range |
| Heating           | Forced Air                                                                            |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Gas                                                                                   |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Lane, Back Yard            |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 4               |
| Zoning         | DC              |
| HOA Fees       | 120             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

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