



393 Nolanfield Way NW, Calgary, Alberta - \$648,866



Main Photo

Property Description

Welcome this beautiful Trico-built home, proudly owned by the original owners and packed with thoughtful upgrades.

This property boasts a fully developed basement (2017) and a double detached garage (2017) off a paved back lane. The private SW-facing backyard features an extended deck, newer fence (approx. 3 years old), and a dog run—perfect for outdoor living. A new roof, automatic sprinkler system, upgraded window coverings, and central air conditioning add to the home's comfort and value.

Step inside the bright, open-concept main floor, where a cozy gas fireplace anchors the living area. The kitchen impresses with shaker-style cabinets, granite countertops, built-in desk, and large island. Patio doors lead directly from the kitchen/dining space to the private back deck for seamless indoor-outdoor entertaining.

Upstairs, you'll find three bedrooms, a full main bathroom, and laundry. The spacious primary retreat



comes with a walk-in closet and luxurious walk-in shower including in-floor heating. The fully developed lower level is perfect for multi-generational living or guests, offering a separate kitchen, large bedroom with walk-in closet, a full bathroom with steam shower, and a generous recreation area. Located close to greenspace, shopping, and schools—with another school currently under construction right behind the property—this home is ideally positioned for both convenience and future value.

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