

# \$674,900 - 341 Nolanfield Way Nw, Calgary

MLS® #A2200697

**\$674,900**

4 Bedroom, 4.00 Bathroom, 1,480 sqft  
Residential on 0.12 Acres

Nolan Hill, Calgary, Alberta

Discover this exquisite 4-bedroom, 3.5-bathroom detached lane home situated on a spacious pie-shaped lot. Thoughtfully designed for comfort and convenience, this home features air conditioning for year-round climate control and is wired for sound, ensuring an effortless entertainment experience. Nestled in a prime location, this beautiful home boasts an open-concept floor plan where natural light pours into the north-facing main level, creating a bright and inviting atmosphere. Perfect for families, this residence sits directly across from a charming children's park, offering a picturesque setting for outdoor play and a peaceful green space right at your doorstep. The beautifully designed kitchen showcases rich shaker cabinetry, gleaming granite countertops, corner pantry, and a spacious island with additional seating—perfect for casual meals or entertaining guests. The adjacent dining area flows seamlessly into the cozy living space, making social gatherings effortless. Step outside to your private backyard retreat, where a covered pergola, hot tub, and thoughtfully designed lighting create a serene outdoor haven. Whether hosting summer barbecues or relaxing under the stars, this backyard oasis is sure to impress. The heated detached double garage is fully equipped with workbenches and shelving, while the oversized parking pad offers ample space for up to four additional vehicles and includes a 220V plug-in for your RV! The spacious



primary suite boasts a walk-in closet and a private 4-piece ensuite. A second generously sized bedroom, also featuring its own private 4-piece ensuite. Additionally, a versatile bonus room offers endless possibilities - use it as a home office, hobby space, or reading nook, or convert it into a third bedroom to accommodate growing needs. The fully finished basement offers even more living space with two large bedrooms and a 4-piece bathroom, making it ideal for guests and extended family. With exceptional curb appeal, endless parking, and a meticulously designed interior and exterior, this home is a rare gem. Don't miss your chance to own this stunning property - schedule your private viewing today!

Built in 2012

### Essential Information

MLS® #	A2200697
Price	\$674,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,480
Acres	0.12
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	341 Nolanfield Way Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3R 0L9

### Amenities

Amenities	Other
Parking Spaces	6
Parking	Double Garage Detached, Parking Pad
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot, Street Lighting
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 27th, 2025
Days on Market	25
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
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