

# \$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 28  
Zoning R-G  
HOA Fees 105  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.