

104 Nolanlake View NW  
Calgary, Alberta

MLS # A2224543



**\$1,050,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Nolan Hill   |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 2,544 sq.ft.   | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached   |               |                  |
| <b>Lot Size:</b> | 0.09 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Environmental Reserve, Landscap |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade  | <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>   | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar |                   |     |

**Inclusions:** Refrigerator, x2 Counter top gas stove, hood fan, microwave, oven, dishwasher, garage opener w/ 2 controls, washer, dryer, window coverings, tv mounts (tv's not included) in living room and basement, hot tub

LOCATION, LOCATION, LOCATION!!!! Prime lot. Backing onto GREENSPACE, POND, and PATHWAYS. This is one of the BEST locations in NOLAN HILL. This STUNNING and IMMACULATE home is loaded with UPGRADES. The OPEN CONCEPT is perfect for living and entertaining. The GOURMET kitchen has a massive ISLAND, high-end STAINLESS STEEL appliances and QUARTZ countertops and a WALK THROUGH PANTRY. The large DINING area has patio doors leading to your MASSIVE deck featuring SPECTACULAR VIEWS of the POND and GREENSPACE. The living room has a cozy FIREPLACE. Upstairs there is a large BONUS room with a den, a large primary bedroom with a LAVISH ENSUITE with a corner jetted tub, separate shower, and walk-in closet. Two other bedrooms, another bathroom, and laundry room complete the level. The WALKOUT basement is BEAUTIFULLY finished with a wet BAR, large living room, another bedroom and bathroom. The CENTRAL AIR CONDITIONING will keep you nice and cool on those hot summer days and nights. And an DOUBLE FINISHED GARAGE. Excellent location with plenty of green space, parks, and pathways at your doorstep, close to shopping, restaurants, all amenities, and with easy access to major roadways. Exceptional value & don't miss out!