

**27 Nolanlake Point NW
Calgary, Alberta**

MLS # A2279735



\$550,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,250 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: corner shelving in dining room

Tucked away in this quiet cul-de-sac across from a ravine & stormwater pond is this wonderful home in the popular family community of Nolan Hill. Built by Homes By Avi, this fully finished two storey enjoys hardwood & vinyl plank floors, total of 4 bedrooms & 3.5 bathrooms, maple kitchen with granite counters & low-maintenance West backyard…plus a new roof & central air to keep you cool on those hot summer days & nights! Complemented by 9ft ceilings, you’ll love the open concept flow of the main floor with its spacious living room with built-in cabinets & shelving, West-facing dining room with large pantry & sleek kitchen with rich maple cabinets, granite countertops & KitchenAid/Whirlpool stainless steel appliances. Upstairs there are 3 lovely bedrooms & 2 full baths…which includes the primary bedroom with views of the ravine, walk-in closet & ensuite with shower. Between the bedrooms is the family bathroom with barn door & tile floors. The lower level – with vinyl plank floors, is finished with a 4th bedroom, bathroom with walk-in shower, large rec room area & laundry with stacking Whirlpool Duet washer & dryer. The backyard is fully fenced & landscaped, & features both a terrific deck & patio…the perfect space for outdoor entertaining, for the kids to play in or for just relaxing & enjoying the fresh open air. Rear parking pad for 2 & loads of street parking. In addition to the new roof in 2025, the central air is new in 2022/2023 & new siding (West side) in 2025. A truly dynamite home ready & waiting for a new family to call it their own, only minutes to area shopping (Sage Hill Quarter, Beacon Hill & Sage Hill Crossing), walking distance to playgrounds & quick easy access to Shaganappi/Sarcee/Stoney Trails to take you to the airport, Cross Iron Mills, downtown & beyond!