

\$899,000 - 332 Nolan Hill Boulevard Nw, Calgary

MLS® #A2091878

\$899,000

4 Bedroom, 4.00 Bathroom, 2,627 sqft

Residential on 0.13 Acres

Nolan Hill, Calgary, Alberta

You will fall in love with this luxurious 4-bedroom, 3.5-bathroom home, boasting over 3,600 square feet of living space in the highly sought-after and family-friendly community of Nolan Hill. As you arrive at this property, your attention will be instantly captured by the attractive curb appeal of this home. Upon entry, you will immediately notice the pride of ownership and an amazing open floor plan with loads of upgrades. The entry foyer leads into a sizable office/den space and opposite to that, a living room with floor-to-ceiling stone work on the fireplace. You will adore the well-equipped and gorgeous kitchen with built-in appliances, a cooktop gas stove, large granite countertops, a kitchen island, and a dining area. The foyer from the kitchen leads into a very unique space that has a wine cooler, and across from the wine cooler, your pantry, then a spacious mudroom with a built-in bench and coat hooks that leads to a two-car garage with built-in shelving. The stairs to the second level invites you in with an open concept and a number of windows for lots of natural light. You will also find a very sizable bonus room, a tiled laundry room with shelving for linen storage, and a total of 3 bedrooms and 2 bathrooms. French doors swing open to a luxurious master bedroom with a perfectly situated fireplace and a stunning 5-piece ensuite with a walk-in closet.

The lower level of this home has been fully completed with the required permits. It



features a large bedroom, a 3-piece bathroom, a large family room, and a bonus room separated by a transparent garage door that's currently used for music. This space is perfect for entertaining guests, enjoying some quality time with family, or for family members or friends wanting to have their own separate space. The backyard has been landscaped to perfection with a fireplace, deck, patio, and too many landscaping features to list! This home is also equipped with air conditioning and a water softener.

This is an incredible opportunity for anyone looking to own a luxurious home that is move-in ready with plenty of upgrades and high-end finishes. Come and see! You won't want to leave!

Built in 2013

Essential Information

MLS® #	A2091878
Price	\$899,000
Sold Price	\$893,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,627
Acres	0.13
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	332 Nolan Hill Boulevard Nw
Subdivision	Nolan Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3R 0P8

Amenities

Amenities	Community Gardens, Park
Parking Spaces	4
Parking	Double Garage Attached, Driveway, On Street

Interior

Interior Features	Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Gas Cooktop, Humidifier, Microwave, Oven-Built-In, Range Hood, Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Master Bedroom, Outside
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Fruit Trees/Shrub(s), Lawn, Low Maintenance Landscape, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2023
Date Sold	November 20th, 2023
Days on Market	14
Zoning	R-1
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

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.