

\$999,900 - 60 Nolanlake View Nw, Calgary

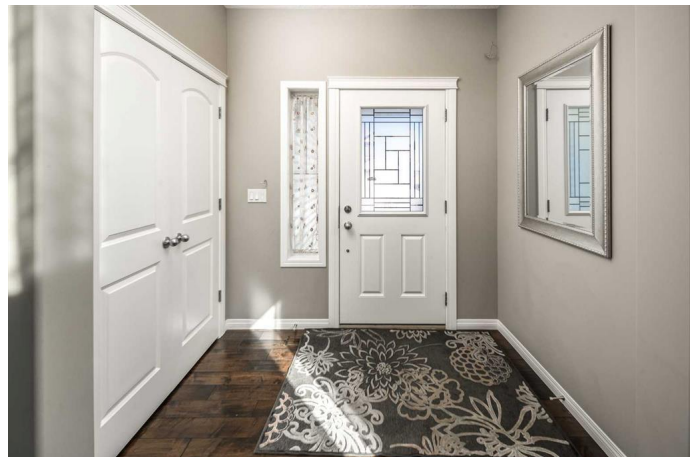
MLS® #A2112449

\$999,900

3 Bedroom, 3.00 Bathroom, 2,673 sqft
Residential on 0.10 Acres

Nolan Hill, Calgary, Alberta

Open house March 10, 1:00-3:00pm. Welcome to your dream home awaits in this stunning one-owner home backing onto a serene pond & park in the popular family community of Nolan Hill. Simply incredible value in this Shane Homes beauty, extensively upgraded two story home with walkout basement. Hardwood floors throughout the main floor & expanse big windows with south-facing orientation back yard & wonderful outdoor living space in the beautiful professionally landscaped backyard. Enjoy the morning and afternoon sunshine either through the large window, cozy deck or from the well-maintained backyard. The moment you step through the front door, you'll love the stylish & inviting floorplan complemented by the 9ft ceilings, sun-drenched great room with fireplace & wall of windows, open concept breakfast nook with access onto the balcony & designer kitchen with a chef's delight, featuring 3' thickness granite countertops, built-in stainless appliances, and elegant wood cabinets, illuminated by pendant lights above the kitchen island & built-in wine rack, Stainless steel appliances including Bosch cooktop, built-in convection oven & Microwave. Main floor home office with sliding doors, large mudroom with walk-in closet. Highly-desirable 3 bedrooms up highlighted by the owners' retreat with views of Green space, big walk-in closet & soaker tub ensuite with Granite double vanities & separate shower. 2 oversized bedrooms all with walk-in closet



sharing Family bathroom with granite counter. Lovely bonus room with vaulted ceilings equipped with a home audio system, ideal for creating a home theater. Laundry room with convenience sink. The walkout level is unfinished awaiting your imagination to develop enough for 4th bedroom & bathroom, & smashing rec room with wet bar & plenty of extra space for storage. The professionally landscaped backyard opens to a walking trail around the lake, providing a tranquil retreat. Upgrade for the original owners from Shane Home: 3â€™â€™™granite island, fireplace surrounding granite, central audio system, extra large fireplace and garage, complete landscaping with concrete stairs and patio, retaining wall, two separate furnace system and water softner system. A truly phenomenal home in this truly phenomenal location, tucked away in this quiet cul-de-sac 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!

Built in 2015

Essential Information

MLS® #	A2112449
Price	\$999,900
Sold Price	\$990,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,673
Acres	0.10
Year Built	2015
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	60 Nolanlake View Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Built-In Electric Range, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Playground
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Level
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
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Date Sold	March 27th, 2024
Days on Market	19
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office TrustPro Realty

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