

\$829,900 - 274 Nolan Hill Boulevard Nw, Calgary

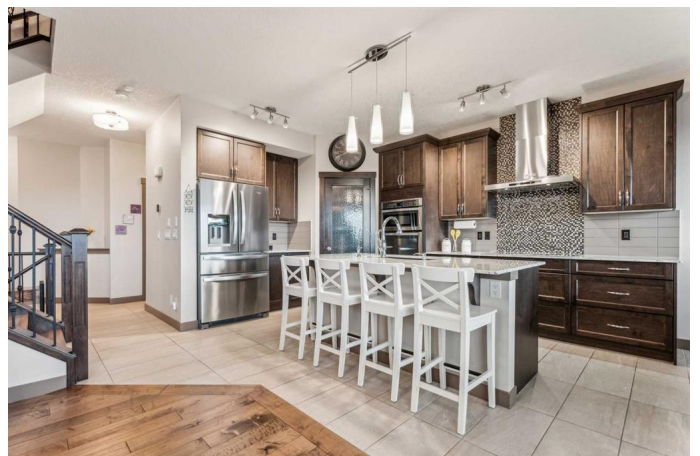
MLS® #A2132673

\$829,900

4 Bedroom, 4.00 Bathroom, 1,985 sqft
Residential on 0.10 Acres

Nolan Hill, Calgary, Alberta

Welcome to this immaculate 4 bed/3.5 bath upgraded home nestled in the heart of the prestigious community of Nolan Hill. This beautifully upgraded home offers a rare blend of luxury, comfort, and nature's serenity, backing onto lush greenspace with walking trails and parks. As you step inside, you are greeted by a spacious foyer leading to the open-concept main floor featuring engineered hardwood flooring, high ceilings, and large windows that bathe the space in natural light. The gourmet kitchen is a chef's dream, with extended granite countertops and cabinets, stainless steel appliances, walk-through pantry, and a large island perfect for entertaining. The living room is a cozy retreat, complete with a gas fireplace making it ideal for relaxing after a long day. Upstairs, you'll find a luxurious primary suite with a walk-in closet and a spa-like ensuite bathroom with a soaking tub and separate glass-enclosed shower, and 'his and her' sinks. Two additional bedrooms, a full bathroom, and a convenient laundry room complete the upper level. The fully finished basement offers even more living space, with a spacious rec room complete with projector, wet bar, a fourth bedroom, and a full bathroom. Outside, the backyard oasis awaits, with a large composite deck overlooking the tranquil greenspace, perfect for summer BBQs, soaking in the Hot Tub, or gatherings with family and friends. The yard is irrigated, with wired lighting, and your own gate to the greenspace. The attached double garage is



heated and 220 wired, and the location offers easy access in and out of Nolan Hill and close to amenities. Don't miss this rare opportunity to own a piece of paradise in Nolan Hill. Book your private showing today!

Built in 2014

Essential Information

MLS® #	A2132673
Price	\$829,900
Sold Price	\$840,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,985
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	274 Nolan Hill Boulevard Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0P5

Amenities

Amenities	None
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Heated Garage

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Electric Oven, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Level, Street Lighting, Underground Sprinklers, Yard Lights, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	June 3rd, 2024
Days on Market	19
Zoning	R-1
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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