

\$829,900 - 68 Nolanlake Point Nw, Calgary

MLS® #A2137084

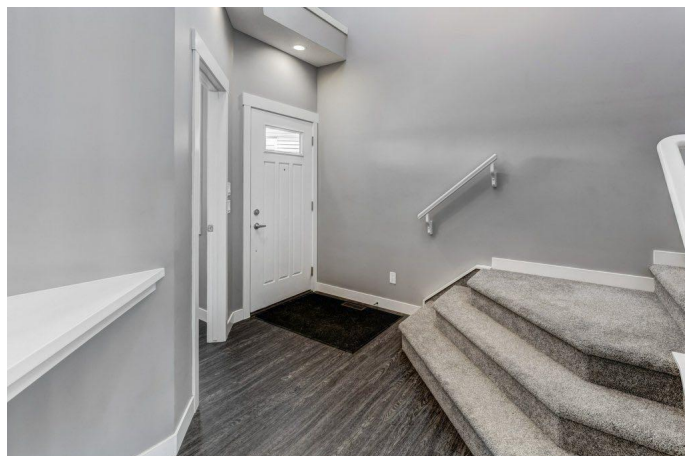
\$829,900

3 Bedroom, 3.00 Bathroom, 2,390 sqft

Residential on 0.12 Acres

Nolan Hill, Calgary, Alberta

Welcome to 68 Nolanlake Point NW, located on a private cul-de-sac in scenic Nolan Hill. This custom single-family home backs onto a walking path mere steps to beautiful green space playgrounds and lush pond walking paths. Meticulously prepared for its new owners, this home checks all the boxes. 2,390 sqft, 3-bedroom, 2.5-bathroom, gas fireplace, main floor front office (built in shelves), upstairs laundry room (utility sink), large bonus room (built in shelves) and a primary suite showcasing a walk-in closet fit for a Walt-Disney Princess! Luxury Vinyl Flooring throughout the main floor including walk-through pantry and mudroom! The kitchen is a sight to behold, loaded with storage and crisp white cabinetry, granite countertops, grey subway tile backsplash and stainless-steel appliances. The Low Maintenance BACKYARD is a DREAM: Composite Decking, Professionally Installed Synthetic Lawn (Non-scratchy barefoot approved!), lovely patio tile walkway and dark gravel stone. The Pergola, shed, solar flowers and gas BBQ are all included and give such a wonderful entertaining-ready outdoor space. The basement is unfinished and ready for your finishing touches. Close to the Italian Street Market, pond and playgrounds this home is sure to impress! *Low Maintenance backyard with composite decking / Luxury Artificial Turf (60K upgrade!)* , * 30K upstairs update: Laundry Room w/ utility sink, Walk-in closet **



Built in 2016

Essential Information

MLS® #	A2137084
Price	\$829,900
Sold Price	\$820,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,390
Acres	0.12
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	68 Nolanlake Point Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0W2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Barbecue, BBQ gas line
Lot Description	Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 1st, 2024
Date Sold	July 25th, 2024
Days on Market	54
Zoning	R-1N
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Frame Realty Group Inc.
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