

\$739,900 - 55 Nolanlake View Nw, Calgary

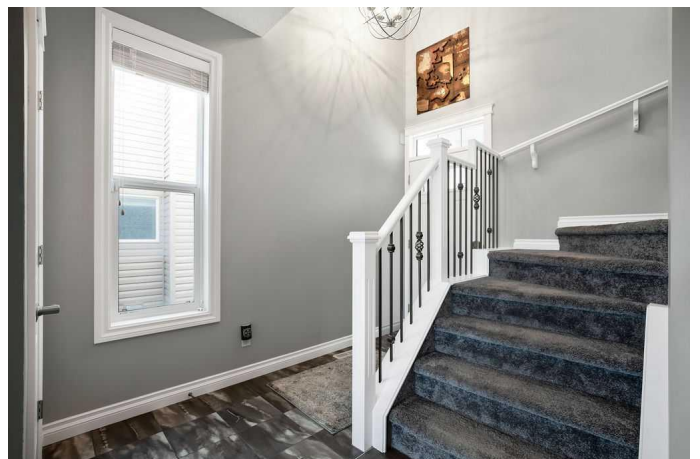
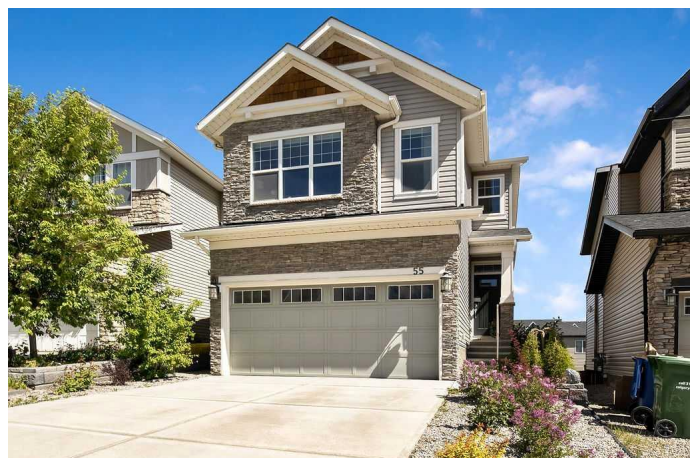
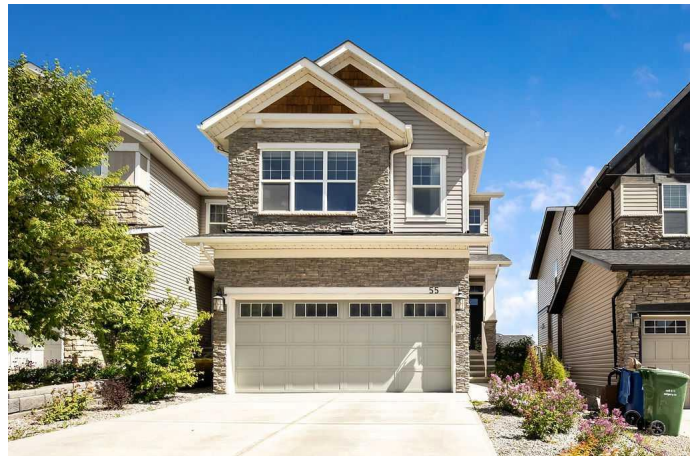
MLS® #A2146336

\$739,900

3 Bedroom, 4.00 Bathroom, 1,717 sqft
Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

Welcome to this freshly painted, stunning two-story, three-bedroom home featuring a walkout basement and a fully finished lower level. This residence combines modern design with functional living spaces, making it perfect for families and those who love to entertain. As you enter the home, you are greeted by a spacious foyer with a coat closet, providing ample storage for guests' belongings. The main floor boasts an open-concept layout, seamlessly connecting the living room, dining area, and kitchen. The living room is bathed in natural light, thanks to large windows and a glass door that leads to a deck, perfect for enjoying your morning coffee or evening sunsets. Adjacent to the living room is a dining area that comfortably fits a table for six to eight people, making it ideal for family dinners and gatherings. Upstairs, the master bedroom is a private retreat, complete with a spacious walk-in closet and an ensuite bathroom that includes a vanity, a walk-in shower, and a soaking tub. Proceed up a few more steps to two additional bedrooms that are generously sized, each with its own closet and easy access to a shared full bathroom. A versatile bonus room can serve as a home office, playroom, or an additional bedroom, depending on your needs. The fully finished walkout basement offers additional living space, perfect for a family room or secondary living area. The exterior of the home features WLED lighting and a well-maintained deck that overlooks the backyard, offering a serene spot



for outdoor relaxation. A double car garage that boasts PROSLAT garage storage units. Below, the walkout basement opens to a spacious concrete patio, a gazebo with hot tub, and an ideal spot for hosting barbecues or enjoying outdoor activities.

Built in 2016

Essential Information

MLS® #	A2146336
Price	\$739,900
Sold Price	\$720,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,717
Acres	0.09
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	55 Nolanlake View 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	See Remarks
Appliances	Dishwasher, Electric Range, Garage Control(s), Garburator, Humidifier, Microwave, Refrigerator, Washer/Dryer
Heating	Central, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, Gazebo, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2024
Date Sold	July 19th, 2024
Days on Market	15
Zoning	R-1N
HOA Fees	100.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	The Real Estate District
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