



**GRASSROOTS**  
REALTY GROUP

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**72 Nolanlake View NW**  
**Calgary, Alberta**

**MLS # A2216619**



**\$979,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,301 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stone, Vinyl Siding
<b>Foundation:</b>	Poured Concrete

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Suspended Ceiling, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Tire rack in garage, fire pit in back yard, gazebo above the backyard, 2x Murphy beds (basement + spare bedroom), wooden shelving in primary bedroom above bed, tv mount above fireplace (not tv), Fire table on balcony, awning, book shelf in bonus room, 2 x ceiling light fixtures in garage, 2x ceiling light fixture in utility room

\*\*\* OPEN HOUSE Sat May 3, 2025 11:30am - 1pm \*\*\* This 3-bedroom, 2 full bath + 2 half bath detached home blends functional design with premium finishes in a beautifully planned layout. As soon as you step inside, you're welcomed by the light down the hall from the oversized windows that frame views of the ravine and walking paths, creating a serene and light-filled first impression. The front entrance also features an oversized walk-in front entry closet, offering both practicality and style right from the start. The kitchen is finished with neutral cabinetry, double ovens, a flat-top electric stove, an oversized two-toned island, and soft cabinet-top lighting. A walkthrough pantry with added cabinetry and counter space connects the kitchen to a well-designed mudroom, which features built-in benches, an oversized upgraded mudroom walk-in closet, and access to the heated garage. Upstairs, a central bonus room separates the primary suite from two additional bedrooms. The primary suite includes a spa-style ensuite with a walk-in shower, double vanity, and a custom walk-in closet. One secondary bedroom features a Murphy bed, and the second-floor laundry room adds extra storage with built-in shelving. The fully developed basement adds even more usable space, offering a cozy rec/media area, another Murphy bed, a half bath, and a large utility room with storage. Outside, enjoy a south-facing backyard with a firepit, rocked seating area, metal gazebo, and hidden storage under the balcony. The large back deck includes stairs leading directly into the backyard - a practical feature often missing in walkout basements. This layout provides safer, more convenient access for kids, pets, and yard maintenance, all while maintaining backyard privacy and usability. With new shingles and siding currently being replaced, and located close to parks, trails, and

community amenities, this home is ready for its next chapter.