

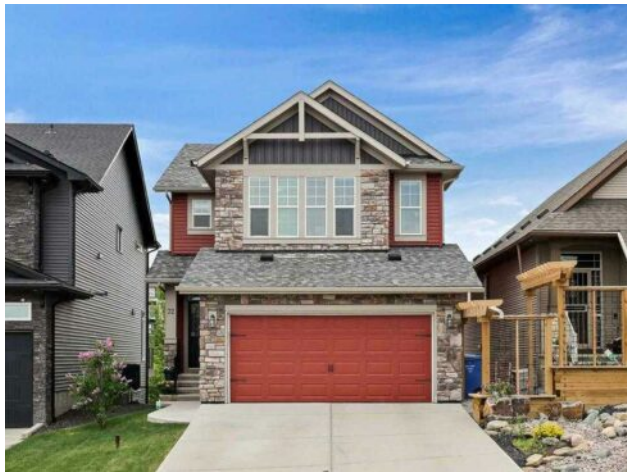


GRASSROOTS
REALTY GROUP

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72 Nolanlake View NW
Calgary, Alberta

MLS # A2234660



\$949,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,285 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garag		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Low M		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, 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

Welcome to 72 Nolanlake View NW... a home that doesn't just offer space, but gives your family room to grow, connect, and create daily memories. Imagine pulling into the heated garage after a grocery run... the kids chattering in the back seat. You step inside and walk straight through the mudroom... built-in benches on one side, backpacks and little shoes stored in the oversized walk-in closet on the other. Groceries slide from your hands directly into the walk-through pantry and into the kitchen... where sunlight pours through the back windows and fills the heart of the home. Dinner simmers on the stove while you glance out... there they are. Your little ones playing on the balcony... giggling as they race each other down the deck stairs to the fenced backyard. It's fully landscaped and south-facing... the kind of yard you'll use every single day. After dinner, a movie upstairs in the bonus room brings everyone together... blankets, snacks, and the cozy comfort of curling up as a family. Upstairs laundry means you can throw in a load without running up and down stairs all day. And the primary suite? It's your quiet space... a spa-inspired ensuite and custom walk-in closet tucked away from the kids' rooms across the hall. As the kids grow, you'll feel safe having them move into the fully finished basement... it's not a walkout, so there's no sneaking out in this house. It also opens the door for multigenerational living... your kids can spread out downstairs while aging parents settle comfortably into one of the upstairs bedrooms. And when the sun's out... walk right from your backyard onto the ravine path to teach your little ones how to ride a bike... or just wander and talk about their day. With new shingles and siding (2025) and one of the most family-centered floorplans in Nolan Hill... this home isn't just where life

happens... it's where life feels right. Come experience it for yourself.