



GRASSROOTS
REALTY GROUP

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607 Nolanlake Villas NW
Calgary, Alberta

MLS # A2235184



\$499,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,705 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 288
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this exceptional over 1,700 sq ft townhome in "The Elements of Nolan Hill" complex, offering contemporary style and a private setting backing onto single-family homes. Built in 2018, this quiet unit boasts a unique private front entrance, setting it apart from the rest of the complex. The main floor features an open-concept layout, seamlessly connecting the upgraded kitchen with sleek stone countertops and stainless steel appliances to the spacious living and dining areas. A convenient half bath on this level adds to the functionality. Upstairs, you'll find two well-sized bedrooms, a four-piece main bathroom, and a generous primary bedroom complete with its own private ensuite. Throughout the home, enjoy the durability and modern aesthetic of luxury vinyl plank flooring and stylish tile. Step outside to your exceptionally sized balcony, perfect for entertaining or relaxing, and equipped with a natural gas line for your BBQ. The lower level provides direct access to the double-wide attached garage, along with a versatile den/flex room — ideal for a home office, gym, or media space. Location is key! This home offers incredible convenience, just minutes from Costco off Sarcee Trail and a vast array of associated shopping, restaurants, and shops. Enjoy easy access to major roadways, making your commute a breeze. This home is an ideal choice for first-time buyers or those looking to step up into a modern, low-maintenance lifestyle in a vibrant Calgary community. Don't miss this opportunity!