



GRASSROOTS
REALTY GROUP

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99 Nolanlake Cove NW
Calgary, Alberta

MLS # A2239806



\$509,000

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,679 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 288
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	None		

This gorgeous 3 bed, 2.5 bath townhome comes with a double attached garage and shows like new. The main level consists of luxury vinyl plank flooring, 9' ceilings and large windows that bring in tons of natural sunlight. The kitchen is a Chef's delight offering upgraded S/S appliances, custom cabinets, granite counter-tops and a huge center island/breakfast bar that overlooks the large living room. Completing the main floor is a 2pc bath plus a separate dining area that grants access to a North facing balcony with a BBQ gas line hook-up. Upstairs you will find an oversized primary bedroom with a walk-in closet plus a 4pc ensuite with dual vanities. Completing the upper level are two additional bedrooms, another 4pc bath and laundry area. The lower/ground floor level features a spacious den/office area plus a storage/furnace room and access to the double attached garage. Located close to schools, parks, playgrounds, walking paths, City transit, major shopping/restaurant's and easy access to main roadways.