



GRASSROOTS
REALTY GROUP

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104 Nolanlake View NW
Calgary, Alberta

MLS # A2242711



\$999,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,544 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Refrigerator, x2 Counter top gas stove, hood fan, microwave, oven, dishwasher, garage opener w/ 2 controls, washer, dryer, window coverings, tv mounts (tv's not included) in living room and basement, hot tub

LOCATION, LOCATION, LOCATION!!!! Prime lot. Backing onto GREENSPACE, POND, and PATHWAYS. This is one of the BEST locations in NOLAN HILL. This STUNNING and IMMACULATE home is loaded with UPGRADES. The OPEN CONCEPT is perfect for living and entertaining. The GOURMET kitchen has a massive ISLAND, high-end STAINLESS STEEL appliances and QUARTZ countertops and a WALK THROUGH PANTRY. The large DINING area has patio doors leading to your MASSIVE deck featuring SPECTACULAR VIEWS of the POND and GREENSPACE. The living room has a cozy FIREPLACE. Upstairs there is a large BONUS room with a den, a large primary bedroom with a LAVISH ENSUITE with a corner jetted tub, separate shower, and walk-in closet. Two other bedrooms, another bathroom, and laundry room complete the level. The WALKOUT basement is BEAUTIFULLY finished with a wet BAR, large living room, another bedroom and bathroom. The CENTRAL AIR CONDITIONING will keep you nice and cool on those hot summer days and nights. And an DOUBLE FINISHED GARAGE. Excellent location with plenty of green space, parks, and pathways at your doorstep, close to shopping, restaurants, all amenities, and with easy access to major roadways. Exceptional value & don't miss out!