



GRASSROOTS
REALTY GROUP

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68 Nolanlake View NW
Calgary, Alberta

MLS # A2247041



\$899,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,417 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	White fridge in the basement, white stove in the basement		

WOW WOW WOW!!!! Stunning 2015-built bungalow backing directly onto the ravine with uninterrupted views and immediate access to the walking path. This home offers 2+1 bedrooms, 2.5 bathrooms, and a walkout basement (separate entrance), ideal for multigenerational living OR renting out!!!!. The main floor features a bright and inviting living room where a beautiful fireplace sits perfectly framed between two large picture windows, showcasing the serene ravine beyond. The open-concept kitchen features granite counters, an oversized kitchen island, more counterspace than you know what to do with it, built-in appliances, pantry, and easy flow to the dining area and balcony. The primary suite is a true retreat with a soaker tub, walk-in shower, dual sinks, and a generous walk-in closet. A main floor laundry room and a versatile office space/den/bdrm complete the level. The walkout basement is an oversized living space that rivals the main floor, complete with a full illegal suite featuring a kitchen (fridge, stove, sink, cupboards), large bedroom, full bathroom, cold storage room, and massive rec area. Step outside to the covered patio (cause lets face it, this rain is getting to me)... and take the path right into nature. Additional features include hardwood and tile flooring, vaulted ceilings, ceiling fans, BBQ gas line, a double attached garage AND NEW SHINGLES & SIDING (2025). With its landscaped, partially fenced yard (OPEN TO THE LISTING NEXT DOOR FOR AN EXTENDED BACKYARD), and no neighbours behind, this property offers exceptional privacy while keeping you close to parks, schools, shopping, and more. This is ravine living at its best!