

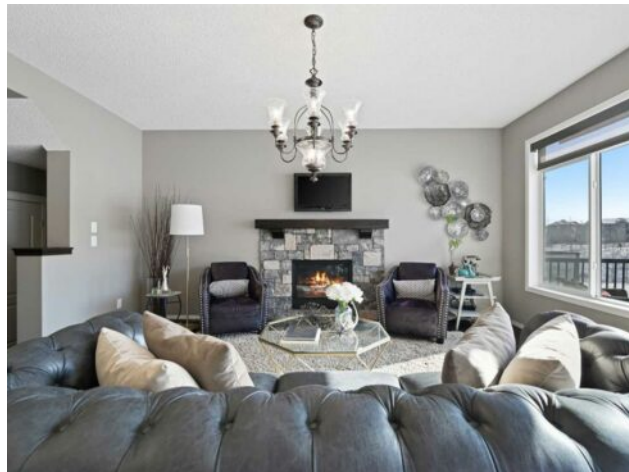


**GRASSROOTS**  
REALTY GROUP

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## 72 Nolanlake View NW Calgary, Alberta

**MLS # A2250861**



**\$899,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Tire rack in garage, fire pit in back yard, gazebo in backyard, 2x Murphy beds (basement + spare bedroom), wooden feature wall in primary bedroom, tv mount above fireplace, 2 x ceiling light fixtures in garage, 2x ceiling light fixtured in utility room

**\*\*DOUBLE OPEN HOUSE | SUN AUG 24 | 2-4PM\*\* FINALLY** a ravine-backing home that ISN'T a walkout basement! This rare find gives you all the beauty of ravine views without the safety concerns of a basement-level exit. For families with older teenagers, that means one thing&mdash;no sneaking out on your watch. And for senior parents, it means a safer, more secure layout without the worry of an exposed back entry. Step inside from the heated garage into an upgraded mudroom with built-in benches and an oversized walk-in closet. The walk-through pantry flows into a bright, open-concept kitchen framed by oversized windows that showcase your ravine view. The south-facing, fully landscaped backyard is a true retreat&mdash;complete with a deck, balcony, and direct access to community pathways for family walks, bike rides, and evening strolls. Upstairs, the bonus room is perfect for family movie nights or teen hangouts, with laundry conveniently near all bedrooms. The private primary suite offers a spa-inspired ensuite and custom walk-in closet, smartly separated from the kids's rooms for a little extra breathing space. Downstairs, the fully finished basement provides flexible living space designed for teenagers, hobbies, or extended family. And did someone say hidden storage? Because this non-walkout comes with a secret: the space under the balcony has been transformed into a fully enclosed storage room with windows, electricity, and French doors&mdash;blending seamlessly into the exterior so you'd never know it's there. With brand-new shingles and siding in 2025, this home in the heart of Nolan Hill delivers the perfect mix of location, safety, and family-focused design. Side-by-side opportunity! 68 Nolan Lake View is listed too&mdash;ideal for multigenerational families, with great curb appeal and a

wide-open backyard. Imagine the possibilities of owning both!