



GRASSROOTS
REALTY GROUP

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593 Nolan Hill Boulevard NW
Calgary, Alberta

MLS # A2256146



\$679,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,032 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: none

Welcome to 593 Nolan Hill Blvd NW - a modern 2-storey home built by Shane Homes, ideally located across from the park, green space, and Nolan Hill School. Enjoy an open concept main floor with a gourmet kitchen featuring granite counters, stainless appliances, and a massive pantry. The dining area easily fits guests and flows into the cozy family room with a gas fireplace, perfect for relaxing evenings. Upstairs, the spacious master suite offers a 4-piece ensuite and large walk-in closet. Two more bedrooms, a main bath, and a bright bonus room overlooking the park provide space for the whole family. With a sunny, west-facing backyard and family-friendly location, this move-in ready home has everything you need!