



GRASSROOTS
REALTY GROUP

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410 Nolanlake Villas NW
Calgary, Alberta

MLS # A2256643



\$509,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,580 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 288
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: NA

Welcome to Cedar Glen's Elements at Nolan Hill! This bright and stylish in-unit townhouse offers over 1,700 sq ft of thoughtfully designed living space, featuring 3 bedrooms and 2.5 bathrooms—ideal for families, professionals, or anyone seeking low-maintenance living in a vibrant northwest Calgary community. Freshly painted, carpet washed and cleaned, and all maintenance up to date. The entry-level welcomes you with a versatile flex room, perfect for a home office, gym, hobby space, or guest suite. You'll also enjoy direct access to the oversized double garage, offering ample room for vehicles, storage, and outdoor gear. Upstairs, the open-concept main floor is made for entertaining, with a sleek modern kitchen boasting white quartz countertops, stainless steel appliances, and subway tile backsplash, and a large central island. The kitchen flows effortlessly into spacious dining and living areas with feature modern wall, with access to your own private deck complete with a BBQ gas line—perfect for summer evenings and outdoor dining. On the upper level, you will find a large primary bedroom, featuring a walk-in closet and a spa-inspired ensuite with double sinks and a glass-enclosed shower. Two additional bedrooms, a full bath, and an upper-floor laundry area with washer and dryer complete the level for ultimate convenience. This well-managed complex features Hardie Board and stone exteriors, beautifully landscaped green spaces, and visitor parking. Condo fees include lawn care and snow removal, offering true lock-and-leave ease. Located steps from parks, walking paths, ponds, and local amenities—this home truly has it all. Don't miss your opportunity to own this exceptional home in Nolan Hill!

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