

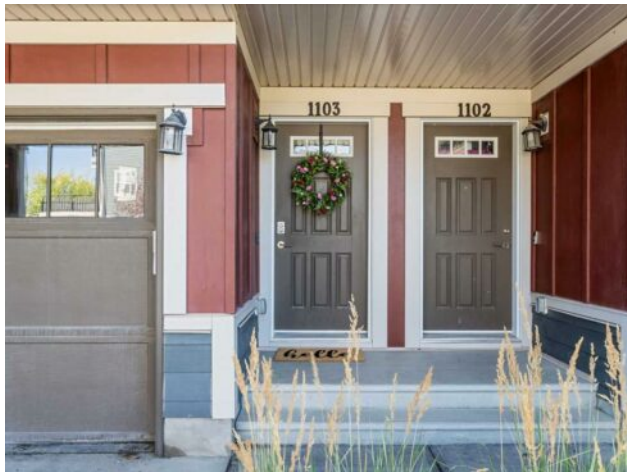


GRASSROOTS
REALTY GROUP

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**1103, 428 Nolan Hill Drive NW
Calgary, Alberta**

MLS # A2260579



\$489,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,295 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Front Drive, Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Low Ma		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 304
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	N/A		

This charming townhouse combines style, comfort & functionality with a layout designed for everyday living. Step into a bright, open-concept main floor where a spacious living room with a custom built-in library wall flows seamlessly into the dining area. The kitchen is both beautiful & practical, featuring rich walnut-stained cabinetry, quartz countertops, a breakfast bar & easy-care vinyl plank flooring, with sliding patio doors leading to your private outdoor space, perfect for summer BBQs or evening relaxation. A convenient half bath completes the main level. Upstairs, discover three well-appointed bedrooms, including a primary suite with its own walk-in closet & private ensuite, while the additional bedrooms share a full bath. The fully finished basement extends the living space with a cozy family room, fourth bedroom, full bathroom & laundry area, making it ideal for growing families or guests alike. Complete with a single attached garage plus parking on the driveway for one more vehicle, and backing onto a lush green space with trees, and benches that invite you to slow down & enjoy nature right outside your door. The vibrant community of Nolan Hill is known for its scenic ravines, parks, playgrounds & miles of walking paths. With easy access to shopping centres, schools, restaurants & major roadways, this property offers the perfect blend of comfort, convenience & community living.