



GRASSROOTS
REALTY GROUP

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68 Nolanlake View NW
Calgary, Alberta

MLS # A2268304



\$824,300

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, Lawn, Level, Low Maintenance La		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	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, Primary Downstairs, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	White fridge in the basement, white stove in the basement		

****OPEN HOUSE | SATURDAY DEC 27 2:00PM - 4:00PM** RARE OPPORTUNITY TO OWN A WALKOUT BACKING THE NOLAN HILL RAVINE**** This 2015-built bungalow offers the rare combination of uninterrupted ravine views, direct walking-path access, and a layout perfect for families with older teenagers or multigenerational living. With 2+1 bedrooms, 2.5 bathrooms, and a fully developed walkout basement (with separate entrance), in floor heating through the main floor, there's room for everyone...plus peace of mind knowing where those teens are coming and going. On the main floor, a bright living room features a fireplace framed between two picture windows that showcase the ravine beyond. The open-concept kitchen boasts granite counters, an oversized island, endless counterspace, built-in appliances, pantry, and an easy flow to the dining area and balcony, ideal for family dinners or hosting friends. The primary suite is a true retreat with a soaker tub, walk-in shower, dual sinks, and generous walk-in closet. A versatile office/den (or bedroom) and main-floor laundry complete this level, keeping day-to-day living practical and organized. Downstairs, the walkout basement rivals the main floor in size and flexibility. Complete with a full illegal suite (kitchen with fridge, stove, sink, cupboards), large bedroom, full bathroom, cold storage room, and an oversized rec area, it's perfect for independent teens, in-laws, or even rental potential. Step outside to the covered patio and straight onto the ravine path...nature is literally at your back door. The landscaped, partially fenced yard opens to the neighbouring listing next door, creating an extended backyard opportunity if purchased together. Additional features include hardwood and tile flooring, vaulted ceilings, ceiling fans, BBQ gas line, double attached garage, and

brand-new shingles & siding (2025). This home truly blends privacy, flexibility, and family-focused design.