



**305 Nolanlake Villas NW  
Calgary, Alberta**

**MLS # A2268611**

**\$509,000**



<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,709 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 316
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stone, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** None

Welcome to this beautiful Cedarglen Homes townhouse in the highly sought-after community of Nolan Hill! This stylish ELEMENTS of Nolan Hill home offers a modern and functional layout with over 1,700 sq. ft. of living space across three levels. Step inside to find a spacious entry-level den or home office, perfect for remote work or study. The main level impresses with its bright, open-concept design and 9-foot ceilings that create a true sense of space. The living room features patio doors leading to a private deck — an ideal spot to enjoy your morning coffee or a BBQ with friends. The chef-inspired kitchen is both elegant and practical, showcasing sleek white cabinetry, quartz countertops, and a large island with seating for four to five — perfect for casual dining or entertaining. A dedicated dining area completes this inviting space. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a walk-in closet and a luxurious ensuite featuring a double vanity with quartz countertops and an oversized glass-enclosed shower. A convenient upstairs laundry and a full 4-piece main bath complete the upper level. This home also offers the convenience of an attached double garage and is part of a well-managed complex with plenty of visitor parking. Enjoy being just steps from green spaces, walking paths, and local amenities, with quick access to Beacon Hill Shopping Centre — home to Costco, Home Depot, Canadian Tire, GoodLife Fitness, and many more. Easy access to Sarcee Trail and Stoney Trail makes commuting around the city a breeze. A perfect blend of comfort, style, and convenience — come see why this Nolan Hill gem is the perfect place to call home!