



GRASSROOTS
REALTY GROUP

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305 Nolanlake Villas NW
Calgary, Alberta

MLS # A2268611



\$509,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 316
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	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!