



**96 Norquay Heights NW  
Calgary, Alberta**

**MLS # A2297318**



**\$749,900**

<b>Division:</b>	North Haven		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,376 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached, Front Drive		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Cul-De-Sac, Landscaped, Lawn, No Back La		

<b>Heating:</b>	Central, High Efficiency, Fireplace(s), Floor Furnace, Forced Air, Humidity Control, Natural Gas, See Remarks	<b>Water:</b>	
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 647
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d20
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows, Wet Bar		
<b>Inclusions:</b>	television in kitchen eating area		

Choose a home with stunning expansive views afforded by this rare offering in Norquay Heights in the sought-after community of North Haven. Beautifully perched on the lower slopes of Nose Hill providing gorgeous panoramic views of the park, downtown and east towards the airport. This exceptional property offers a very versatile, comfortable and spacious floorplan with almost 2,700 sq.ft. of finished area plus the recent addition of a 160 sq.ft. sun room off of the living/eating area to truly take advantage of the views in all 4 seasons. Expansive deck space on the south side of the home as your approach to the main entrance adds to the enjoyment of this unique setting. Horizon Village North Haven is a small 55+ enclave sharing a common clubhouse with regular gatherings & activities for its residents which is perfect for buyers wanting to maintain connection with their neighbours in this small tight-knit community. An easy walk to the Winter Club, close to Confederation Park as well as Nose Hill Park, easy access to John Laurie Boulevard or 14 Street and as a rare inner-city property of this type &ndash; just a short distance to Downtown. Warmly finished maple hardwood floors throughout the main floor combine with durable ceramic tile flooring in entry foyer, kitchen and generous breakfast nook adjacent. This level features two bedrooms with the primary boasting west views of Nose Hill Park, his & her closets and a renovated 5 piece ensuite bath with in-floor heating, double sinks and an extra large floating glass enclosed tiled shower with two separate water fixtures! The bright kitchen offers abundant counter and cupboard space, stainless steel appliances and a corner sink with a view! The main floor laundry and mud rooms with additional storage are conveniently located as you approach the double attached garage entrance just past the renovated 2 pc

bathroom. The fully developed walkout level has been updated with engineered hardwood floors in the 3rd bedroom, bonus room and the huge family room. This area boasts a wet bar and standalone stove-style gas fireplace to keep you warm and cozy on chilly winter days. A full bathroom services this lower level and has heated floors as well. Easy access from this level to the rear walk-out patio just steps from the central clubhouse. A large storage and utility room complete the floorplan. Additional features include triple glazed windows throughout, central air conditioning, central vacuum, and practical window coverings. For the mature, discerning buyer who has waited patiently for a home offering the best combination of layout and location, this beautiful offering in a park-like setting is the one.