



**705 Nolan Hill Boulevard NW  
Calgary, Alberta**

**MLS # A2300148**



**\$564,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,535 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Enclosed, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Lawn, Level, Low Ma		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d111
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Electric Fireplace, TV on Main Floor		

Situated on a large corner lot, this immaculately cared for, no condo fee townhome offers all the bells and whistles in the family oriented, quiet community of Nolan Hill. A spacious foyer with a huge front entry closet welcomes you into the bright and open main floor featuring 9-foot ceilings and an abundance of natural light from several south-facing windows, while providing privacy. The cozy electric fireplace and built-in entertainment niches create the perfect space to relax. At the back of the home, the kitchen offers quartz countertops, ample cabinet and counter space, a large island with pendant lighting, stainless steel appliances, a huge pantry and still plenty of room for a formal dining table. A conveniently tucked away 2-piece bathroom completes the main floor. Upstairs you'll find stacked laundry, a shared 4-piece bathroom and 3 bedrooms including a spacious primary retreat with a walk-in closet and 3-piece ensuite. Throughout the home, all windows are finished with top-end up/down Hunter Douglas blinds. The fully finished basement adds excellent additional living space with a wet bar/kitchenette area, plenty of room for entertaining, a 4th bedroom with a large closet, a beautiful 3-piece bathroom and ample storage. Off the kitchen, access to the fully fenced backyard is thoughtfully tucked away with tile flooring and a closet for extra convenience. The backyard features a concrete patio with a gas line for BBQing, grassy space for kids or pets, an insulated double detached garage and no neighbours on one side. Located in a fantastic area close to Nolan Hill Shopping Centre, public transit, Costco, numerous parks, walking and bike paths, ponds and the future Nolan Hill Public Elementary School (anticipated completion 2029/2030 per CBE) just down the road along with Nolan Hill Catholic K-9 set to open this fall. This home also saw important exterior updates in

2024 including a new roof on the house and garage, west-facing siding, eaves and gutters. Exceptionally well cared for with a beautiful front garden bed and truly move-in ready, this is one you won't want to miss. Checkout the 3D Virtual Tour & book your showing today!