



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

MLS # A2301084



\$865,000

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|------------------|---|---------------|-------------------|
| Division: | Nolan Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,282 sq.ft. | Age: | 2013 (13 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Oversized | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Lawn, See Remarks, Treed | | |

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|--------------------|--|
| Heating: | Forced Air, Natural Gas |
| Floors: | Carpet, Ceramic Tile, Hardwood |
| Roof: | Asphalt Shingle |
| Basement: | Full |
| Exterior: | Stone, Vinyl Siding, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | High Ceilings, See Remarks, Stone Counters |

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|-------------------|-----|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-G |
| Utilities: | - |

Inclusions: N/A

Welcome to a fabulous semi estate plan, that gives you a grand main floor layout that feels like a show home! Expanded cabinetry with plenty of drawers, and long counters maximizing storage also adorns the gourmet kitchen space, with a long island to utilize and entertain from, and a long second counter space that makes a great coffee bar! The living and dining areas overlook the magnificent SW facing backyard, that is 134 ft deep! Many trees that provide privacy, as you sit on your low maintenance deck, relaxing, entertaining, and hanging out in your luxurious hot tub! The living room has a gas fireplace and mantle finish, There is a walk through pantry for additional storage and a 2 pce bathroom. The upper level begins with a central bonus room with a tray ceiling, and 3 large bedrooms. The primary bedroom is 24' x 15', with a feature ensuite, separate sinks, central tile shower, and large walk in closet. Also, upper laundry, main bathroom, and two more large bedrooms. The 24 x 27 oversized garage give you ample space with cabinetry for a workspace, and yes, it's gas heated! This home Beams Pride of Ownership! Please book your showing soon!