



**201 Nolanlake Villas NW
Calgary, Alberta**

MLS # A2138611



\$579,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,707 sq.ft.	Age:	2015 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Garage Door Opener, Garage F		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Few Trees, Low Maintenance Landscape, Landscaped, Level, Str		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 287
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to Nolanlake Villas, located in the desirable community of Nolan Hill. This END-UNIT townhome is a true gem, featuring a meticulously maintained space with three functional storeys and an abundance of NATURAL LIGHT from large windows on each floor. With 3 spacious bedrooms, 2.5 bathrooms, and a large DEN/OFFICE SPACE on the lower floor, this home is sure to impress. Upon entry, you're greeted by a generous entrance leading to the den, utility room, and an OVERSIZED DOUBLE ATTACHED GARAGE. Both visitor and street parking are conveniently nearby. Ascend the stairs to discover an open and bright layout featuring 9FT CEILINGS, a chef's kitchen, and distinct dining and living areas. The kitchen boasts elegant finishes, STAINLESS STEEL APPLIANCES, large cupboards, a stand-up pantry, and a massive QUARTZ island. The main floor is inviting, with warm luxury vinyl planks and EXTENSIVE WINDOWS providing ample natural light. The spacious dining and living rooms make it perfect for entertaining. The main floor BALCONY is ideal for summer BBQs. Carpeted stairs lead to the upper floor, where you'll find the cozy primary bedroom featuring a large WALK-IN CLOSET and an ensuite bathroom. Two additional bedrooms, each with ample natural light and generous closet space, share another three-piece bathroom. Nolan Hill is a vibrant community offering NUMEROUS AMENITIES, including parks, green spaces, playgrounds, and a scenic lake. Conveniently located near Sarcee, Shaganappi, and Stoney Trail, commuting is a breeze. You're also just minutes away from Beacon Hills and various grocery stores, plazas, and schools. Don't miss the chance to own this beautiful townhome, complete with a newer washer and dryer. Schedule your private showing today!