



**55 Nolanlake View NW
Calgary, Alberta**

MLS # A2138862



\$739,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,717 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Gazebo, See Remarks		

Heating:	Central, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Hot tub and gazebo, WLED Lighting on the exterior eaves, fireplace in the basement.

OPEN HOUSE SATURDAY JUNE 22ND AND SUNDAY JUNE 23RD!!! Welcome to this freshly painted, stunning two-story, three-bedroom home featuring a walkout basement and a fully finished lower level. This residence combines modern design with functional living spaces, making it perfect for families and those who love to entertain. As you enter the home, you are greeted by a spacious foyer with a coat closet, providing ample storage for guests' belongings. The main floor boasts an open-concept layout, seamlessly connecting the living room, dining area, and kitchen. The living room is bathed in natural light, thanks to large windows and a glass door that leads to a deck, perfect for enjoying your morning coffee or evening sunsets. Adjacent to the living room is a dining area that comfortably fits a table for six to eight people, making it ideal for family dinners and gatherings. Upstairs, the master bedroom is a private retreat, complete with a spacious walk-in closet and an ensuite bathroom that includes a vanity, a walk-in shower, and a soaking tub. Proceed up a few more steps to two additional bedrooms that are generously sized, each with its own closet and easy access to a shared full bathroom. A versatile bonus room can serve as a home office, playroom, or an additional bedroom, depending on your needs. The fully finished walkout basement offers additional living space, perfect for a family room or secondary living area. The exterior of the home features WLED lighting and a well-maintained deck that overlooks the backyard, offering a serene spot for outdoor relaxation. A double car garage that boasts PROSLAT garage storage units. Below, the walkout basement opens to a spacious concrete patio, a gazebo with hot tub, and an ideal spot for hosting barbecues or enjoying outdoor activities.