



**90 Nolan Hill Drive NW  
Calgary, Alberta**

**MLS # A2144409**



**\$690,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,606 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Wet Bar		

**Inclusions:** (2) Refrigerators, (2) Dishwashers, Garage Remote Control, All Window Coverings, Shed, A/C unit

Welcome to this charming family home in Nolan Hill! With great curb appeal and a front porch perfect for morning relaxation, this home is sure to impress. Located across the road from a soccer field, it offers a convenient and active lifestyle. As you step inside, you'll be greeted by an abundance of natural light flooding the front living room, creating a bright and inviting atmosphere. On chilly evenings, cozy up by the gas fireplace for a warm and relaxing experience. The gorgeous kitchen is a standout feature, boasting white cabinets, a large island with a quartz countertop, stainless steel appliances, and an electric stove. This surely will please any home cook. The back of the house also features a family room, perfect for enjoying movie night or binging your favorite Netflix shows. The breakfast nook is accompanied by sliding doors that lead you to the well-maintained backyard, complete with a deck and a detached garage. It's the ideal space for outdoor gatherings and activities. The upper level of the home offers a primary suite with a 5-piece ensuite bathroom and a walk-in closet, providing a private and luxurious retreat. Additionally, there are two good-sized bedrooms and a main bathroom that features double sinks, making it perfect for the kids. For added convenience, the laundry is located on the same level as the bedrooms, making household chores a breeze. If you're in need of a mortgage helper, the basement features a side door leading to an illegal suite. This space includes a well appointed kitchen, family room, a fourth bedroom, a 4-piece bathroom, and ample storage space. With its well-laid-out floor plan, this home maximizes space to cater to all your needs. Nolan Hill is a fantastic community that offers a wide range of amenities, schools, bus transportation, and easy access to Stoney Trail. Don't miss out on the opportunity to make this house your

home. Schedule a viewing today and experience all that this property has to offer!