



GRASSROOTS
REALTY GROUP

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72 Nolanlake Point NW
Calgary, Alberta

MLS # A2146169



\$829,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,338 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Low Maintenance Landscape, Landscap		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Shelving in the office is included

Welcome to 72 Nolanlake Point NW, Calgary! This stunning, well-kept home sits on a spacious nearly 500 m² lot, offering a rare, generously sized backyard. With a total floor area of 2,337 sq ft, this home features 3 spacious bedrooms, 2.5 bathrooms, a main floor office, and a second-floor bonus room. Situated in a quiet cul-de-sac, the house boasts a south-facing backyard that fills the living room with natural light. The oversized garage, with nearly 22 feet of width, is a standout feature. The owner has invested \$40,000 in professional landscaping to create an appealing outdoor space. Additional highlights include a 9-foot ceiling, new stove and microwave, an open layout, a cozy gas fireplace, and the sunny south-facing backyard. The property is conveniently located close to Costco, various shopping centers, daycares, playgrounds, schools, gyms, restaurants, and major roads like Stoney Trail and Shaganappi Trail. Don't forget to watch the video tour of this beautiful home!