



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

**MLS # A2147877**



**\$749,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,342 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Lawn, Landscaped, Rectangular Lot, See Remarks		

<b>Heating:</b>	Mid Efficiency, Fireplace Insert, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)

**Inclusions:** shelving in garage included

**PRICE REDUCTION** Welcome home to this 2340 sq. ft. beautiful Morrison Built West Point. Nestled in the heart of the prestigious community of Nolan Hill. This beautiful home boasts 3 bedrooms up a bonus room and 2nd floor laundry. As you step inside you are greeted by a spacious front entry (tiled) leading you to an open concept main floor. The open concept offers a gourmet kitchen with beautiful kitchen cabinets an island with seating for 3, granite counter tops, gas range and upgraded hood fan. The kitchen also offers a chefs kitchen sink, walk through pantry with matching granite counter tops and tons of storage. Tiled entry throughout kitchen pantry and back entrance. Large family room with fireplace, dining room, kitchen eating area. Engineered hardwood throughout main floor. The primary bedroom is open and bright, with room for king bedroom suite, large walk-in closet 4pc ensuite. Separate shower with bench seat, soaker tub, and separate toilet. This home shows pride of ownership throughout and is move in condition. Oversized double attached garage 24 X 19 with lots of built in shelves for storage. Park your full size truck inside this winter. Basement has 9 ft. ceilings and is ready for developments. Beautifully landscaped and fenced with large deck at back 24 x 16 ft. Quick Possession available!