



**411 Nolanlake Villas NW  
Calgary, Alberta**

**MLS # A2182602**



**\$520,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,728 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Paved, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 288
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed, Stone, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Stone Counters, Storage, Walk-In Closet(s)

**Inclusions:** Electric Stove, Microwave, Refrigerator, Washer & Dryer, Window Coverings & Garage Control(s)

Welcome to this stunning townhome in Nolan Hill! This home combines sleek, modern design with natural wood accents and an abundance of light-filled spaces, featuring a large double garage and high-end finishes throughout. Beautiful wide-plank engineered hardwood flooring flows through the main floor, where the kitchen boasts stainless steel appliances, a massive quartz island, and elegant subway tile backsplash. With 9-foot ceilings, floor-to-ceiling cabinetry, and oversized triple-pane windows, the home is flooded with natural light. The first level offers a welcoming entry/mudroom and a versatile office or gym space with easy access to the double attached garage, making winter commuting a breeze. Upstairs, the spacious living areas include a grand kitchen, bright dining area, and living room that opens to a large balcony with gas BBQ hookup, perfect for hosting family & friends. Heading to the upper level, you have a generous master suite with a walk-in closet and ensuite with quartz counters and dual sinks, plus two additional good-sized bedrooms, a shared 4pc bathroom with tub/shower combo and a large laundry room. A spacious double attached garage adds convenience plus ample visitor parking, while the pet-friendly complex offers access to a pond, green space, and walking trails. Close to shopping and transit, this home is the perfect blend of city convenience and peaceful suburban living. Don't miss out and schedule a showing today!