



GRASSROOTS
REALTY GROUP

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148 Nolanlake View NW
Calgary, Alberta

MLS # A2209900



\$984,999

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,503 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behi		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: security system

OPEN HOUSE April 19, 2025 @ 1:30 to 3:30 pm Discover a rare gem in the coveted community of Nolan Hill: this stunning residence seamlessly blends luxury with functionality, now available FOR THE FIRST TIME. Nestled on a CONVENTIONAL LOT, NOT ZERO LOT, this FULLY FINISHED WALKOUT home backs onto a tranquil green space with NO NEIGHBORS BEHIND, directly adjacent to a serene pond and park. Spanning a spacious layout of 5 bedrooms and 4.5 baths, this home features FOUR UPSTAIRS BEDROOMS including a LUXURIOUS PRIMARY SUITE with a spa-like 5-piece ensuite. ANOTHER SUITE offers a unique DEN and PRIVATE BATHROOM, while the other two bedrooms share a bathroom, perfectly accommodating family living. The heart of this home is the EXPANSIVE KITCHEN on the main floor, boasting high-end finishes and comprehensive storage solutions. It features an array of sleek cabinets and drawers, a modern electric flat-top stove, and an expansive island that serves as the hub for food preparation and casual meals. This space is not just functional but a statement in style. A serene BONUS ROOM on the upper floor provides a peaceful retreat for relaxation or family entertainment. The WALKOUT BASEMENT further extends the living space, featuring a large recreational area, an ADDITIONAL BEDROOM, a FULL BATHROOM, and ample storage options. Step outside to a full-width rear deck overlooking the meticulously landscaped yard, complete with a DOUBLE ATTACHED GARAGE. The outdoor area enhances the home's appeal, perfect for BBQs and family gatherings. Strategically located within SHORT DRIVING DISTANCE to essential amenities and popular dining options like Shoppers, Costco, and T & T, this home places convenience at your doorstep. It's more than just a place to

live—it’s a canvas for creating lasting memories, enjoying peaceful mornings, and hosting lively gatherings. Embrace this opportunity to start your new chapter in Nolan Hill. Come see this enchanting property for yourself and fall in love with every detail. Schedule your viewing today and transform your dream of sophisticated, serene living into reality.