



GRASSROOTS
REALTY GROUP

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72 Nolanlake View NW
Calgary, Alberta

MLS # A2210935



\$999,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,301 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behi		

Heating: Forced Air

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Suspended Ceiling, Vinyl Windows, Walk-In Closet(s)

Inclusions: Tire rack in garage, fire pit in back yard, gazebo above the backyard, 2x Murphy beds (basement + spare bedroom), wooden shelving in primary bedroom above bed, tv mount above fireplace (not tv), Fire table on balcony, awning, book shelf in bonus room, 2 x ceiling light fixtures in garage, 2x ceiling light fixture in utility room

****NEW PRICE**** This charming 3-bdrm, 2 full bath + 2 1/2 bath detached home offers the perfect blend of style and functionality. The spacious kitchen is truly the heart of this home, with high-end finishes and ample storage for all your culinary needs. It features plenty of cabinets and drawers for ultimate organization, and double ovens. The electric flat-top stove provides sleek, modern cooking while the oversized island is perfect for both food prep and casual dining, with its two-toned color adding visual appeal. Above, lighting on top of the cabinets casts a soft glow, complementing the neutral-colored cabinets and creating an inviting atmosphere that enhances the overall space. A walkthrough with extra cabinetry, counter space and a walk-in pantry from the kitchen leads to the mudroom, complete with built-in benches, an oversized walk-in closet, and direct access to the HEATED garage. UPSTAIRS, the bonus room centers the primary bedroom and 2 spare bdrms. The primary suite is a retreat in every sense, featuring a walk-in closet with custom shelving and a spa-inspired ensuite with a walk-in shower, and double vanity. Two additional bedrooms, including one with a Murphy bed and a dedicated laundry room, yes its upstairs, is complete with extra shelving for additional storage. The fully developed basement extends the heart of the home, offering a cozy rec room, media space, or home gym, plus an additional Murphy bed for guests and a convenient half bath. The utility room adds even more functionality with extra storage space, perfect for keeping seasonal items, tools, and household essentials neatly tucked away. The south facing backyard is an entertainer's dream, featuring a fire pit on a rocked seating area, a metal gazebo, and hidden extra storage cleverly placed under the balcony which is seamlessly camouflaged to blend with the home.

Surrounded by parks, walking trails, and community amenities, this home isn't just a place to live—it's a place to create lasting memories, quiet mornings with coffee, and joyful evenings by the fire. This is more than a house; it's where your next chapter begins. Come see it for yourself and fall in love.