



**GRASSROOTS**  
REALTY GROUP

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**212 Nolanshire Point NW**  
**Calgary, Alberta**

**MLS # A2213213**



**\$749,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,240 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** Heater in Garage

Perfect Home for the growing family, must see this over 2200 square feet home that truly is Pride of Ownership and with tons of recent upgrades. This home is located on the quiet Crescent in Nolan Hill. Open floor plan with 9 foot ceilings, Spacious and upgraded Kitchen with tons of cabinetry, large Island with Granite countertops, upgraded Fridge and Stove (within last 2 years). Opens to the large Dining Nook, patio doors to the newer Covered Deck with stairs to the backyard and patio. Living Room with the Fireplace and big windows is perfect for entertaining with friends and families. Main floor Den is perfect for home office. Newer Vinyl Plank flooring throughout the main level, and in the Bonus Room and Primary Bedroom on upper level. Large Primary Bedroom with deluxe Ensuite, double soaker tub and separate Shower, 2 vanity sinks, and walk-in closet. 2 other good sized bedrooms, Laundry Room and the huge Bonus Room to relax that completes the upper level. Upgrades include: Air conditioning, Heated garage, newer Hot water tank, Window shutters with remote for the windows and the Patio doors for security when you go on an extended holiday. The fenced and nicely landscaped SE backyard is great for your family gathering, BBQ gas hook up on Covered Deck with composite boards. Exposed Aggregate driveway and walkway, extensive use of stone in the exterior really enhance the Estate quality of this home. Nolan Hill is a desirable neighbourhood for families, close to Beacon Hills Shopping Centre, T & T Supermarket and Walmart on Shaganappi Trail. Don't miss it.