

\$639,900 - 114 Nolan Hill Drive Nw, Calgary

MLS® #A2253442

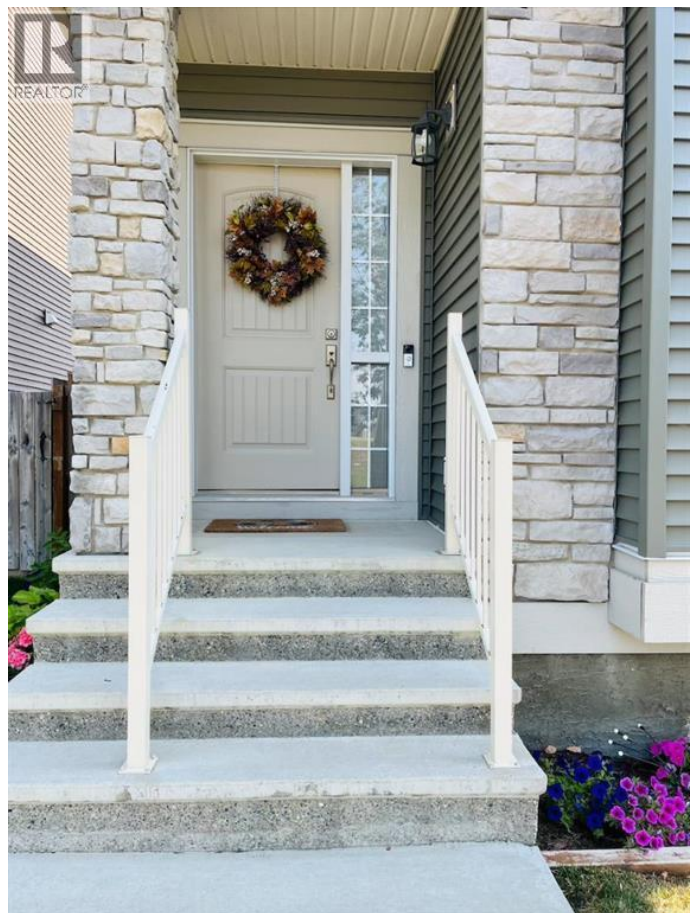
\$639,900

4 Bedroom, 4.00 Bathroom, 1,568 sqft

Single Family on 0.08 Acres

Nolan Hill, Calgary, Alberta

Nestled in Nolan Hill, one of Calgary's best NW communities, awaits your beautifully maintained 1568 square foot home in a future 30km/h zone. Situated ACROSS FROM A VAST GREEN SPACE and a future Catholic K-9 SCHOOL, this location is perfect. Well kept and fully developed, this 4 BED, 3.5 BATH property is a must-see. With 10/10 curb appeal, you'll immediately fall in love with the NEW EXTERIOR and charming flower beds. Upon entering, a spacious foyer leads to a cute flex space - perfect for relaxing with the view of the beautiful green space, or for your work from home needs. You'll feel a sense of home as you enter the kitchen and living space - the perfect layout for entertaining. The upgraded kitchen includes dark wood cabinetry, stainless steel appliances, and granite countertops. Yes, there is a pantry! Gather with your guests at the island or by the gas fireplace - or enjoy a family dinner in the large dining space, complete with a feature wall. Leading to the private backyard is a built-in mudroom area for an organized space. The upper floor features a three bedrooms plus a laundry room with a newer washer and dryer (2021). You'll find an ensuite bathroom off of the primary bedroom, plus a walk-in closet. The FULLY DEVELOPED (and permitted) basement has a large rec space, plus an additional bedroom and full bathroom. To top it off, this property has a LOW MAINTENANCE BACKYARD, fully fenced and landscaped. There is a large tiered deck plus a



stone patio - a great area to entertain and BBQ. Have an all-terrain vehicle or need more storage? There is even a gated 25' x 7.5' area off of the alley for EXTRA ATV PARKING. Rock has been added to both side yards, making this a very easy to maintain exterior. Completing the property is the detached double garage, fully finished inside - the perfect space for all of your projects! Special features include: AIR CONDITIONING, RE-PLANKED CUSTOM DECK, and NEW ROOF AND EXTERIOR IN 2024/2025. Nolan Hill is a wonderful, quiet community with so many amenities nearby including baseball and soccer fields, T&T and Costco, and great access to Stoney Trail. Truly a move-in ready gem in this family friendly neighbourhood. Call your Realtor for a private showing. (id:6289)

Built in 2013

Essential Information

Listing #	A2253442
Price	\$639,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,568
Acres	0.08
Year Built	2013
Type	Single Family
Sub-Type	Freehold

Community Information

Address	114 Nolan Hill Drive Nw
Subdivision	Nolan Hill
City	Calgary
Province	Alberta
Postal Code	T3R0M9

Amenities

Amenities Park, Playground, Schools, S
Features Other, Back lane, No Smokin
Parking Spaces 2
Parking Detached Garage
of Garages 2

Interior

Appliances Washer, Refrigerator, Range
Hood Fan, Garage door oper
Heating Central heating
Cooling Central air conditioning
Fireplace Yes
of Fireplaces 1
of Stories 2
Has Basement Yes

Exterior

Exterior Vinyl siding
Exterior Features Landscaped
Foundation Poured Concrete

Listing Details

Listing Office Century 21 Bamber Realty LTD.



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