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435 Nolan Hill Drive NW  
Calgary, Alberta

MLS # A2180645



**\$764,999**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,019 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Gentle Sloping, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<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>	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to 435 Nolan Hill Drive NW, a meticulously designed home that seamlessly blends style, functionality, and modern convenience in the desirable community of Nolan Hill. This spacious property offers 4 bedrooms, 3.5 bathrooms, and thoughtful details throughout. The main floor invites you into a warm and welcoming living space, featuring a cozy gas fireplace. A dedicated office provides the perfect work-from-home setup, while the back mudroom ensures an organized entryway for busy households. The well-appointed kitchen is a chef's dream, complete with upgraded stainless steel appliances, high-end finishes, and a seamless flow into the dining and living areas, making it ideal for both family meals and entertaining. Upstairs, a large bonus room provides a versatile space for movie nights, a play area, or additional lounging. The primary suite is a true retreat, boasting a luxurious 5-piece ensuite with dual sinks, a deep soaker tub, a stand-up shower and sizeable walk-in closet. Two generously sized bedrooms, another full bathroom and a well appointed laundry room complete the upper floor. The fully finished basement enhances the home's livability, featuring a spacious fourth bedroom, a full bathroom, and an additional family or recreation area complete with wet bar, perfect for hosting guests or creating a private retreat. Step outside to enjoy the south-facing backyard, beautifully landscaped for outdoor gatherings, gardening, or simply soaking in the sun. A double attached garage adds convenience and ample storage. Nolan Hill is a picturesque, family-friendly community in Calgary's northwest, offering a perfect blend of modern amenities and natural beauty. With scenic walking trails, parks, and playgrounds, it's ideal for outdoor enthusiasts. Conveniently located near shopping, dining, and services at Sage Hill and Beacon Hill, Nolan Hill also

provides easy access to major routes like Stoney Trail. This vibrant neighbourhood combines a welcoming community atmosphere with all the conveniences of city living.