

59 Nolanlake View NW  
Calgary, Alberta

MLS # A2182005



**\$759,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,808 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, Landscaped, Rectangular Lot, Sloped		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<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>	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Stunning Walkout 2-Storey Family Home Located on a quiet crescent in the sought-after community of Nolan Hill, this beautifully designed 4-bedroom, fully finished walkout home by Jager Homes is perfect for modern family living. With an open-concept main floor featuring 9ft ceilings, a bright living room with a gas fireplace, and a gourmet kitchen complete with sleek white cabinetry, granite countertops, a large island, pantry, and stainless steel Whirlpool appliances, this home is as functional as it is stylish. Upstairs, you'll find 3 spacious bedrooms, a sunny bonus room with vaulted ceilings and a private door that could serve as a fourth bedroom, and a master suite with a walk-in closet and an ensuite featuring a soaker tub and separate shower. The second floor also includes a convenient laundry room with ample storage. The fully finished walkout basement adds even more living space with a 4th bedroom, a full bathroom, a large rec room, and access to the fenced backyard with a concrete patio and immaculate landscaping. With upgraded laminate and tile flooring throughout, proximity to playgrounds, parks, and shopping at Sage Hill Crossing and Beacon Hill Centre, as well as easy access to Sarcee and Shaganappi Trails, this home offers style, comfort, and convenience. A claim for hail damage has already been filed with the insurance company, which will cover the repair costs. Quick possession is available—don't miss out on this incredible opportunity!