



## 204 Nolanlake Villas Calgary Alberta

\$520,000

Welcome to Your New Home! This impeccable three-storey townhome in the desirable community of Nolan Hill, located in Northwest Calgary, offers an exceptional opportunity for both first-time homebuyers and savvy investors seeking to expand their portfolio. With 1,744 square feet of thoughtfully designed living space, this modern and stylish residence features 3 spacious bedrooms, 2.5 well-appointed bathrooms, a versatile den, and an oversized attached double garage. The open-concept floor plan exudes elegance, showcasing 9-foot ceilings on the main level, quartz countertops throughout the kitchen and bathrooms, and upgraded full-height cabinetry. The gourmet kitchen is a standout, featuring a large island ideal for both casual dining and entertaining, complemented by sleek stainless steel appliances. Upon entry, you are greeted by a well-sized den, perfect for a home office or quiet retreat. As you head upstairs, the bright and airy main living area seamlessly flows into the expansive living room, which opens onto an oversized balcony with a gas line for a BBQ, ideal for enjoying outdoor meals or relaxing evenings. Adjacent to the kitchen, the formal dining area provides a sophisticated setting for family gatherings. Upstairs, the primary suite offers a generous walk-in closet and a private 3-piece ensuite, providing a peaceful retreat at the end of the day. Two additional spacious bedrooms, a full 4-piece bathroom, and a conveniently located laundry room with a stacked washer and dryer complete the upper floor. The home faces a beautifully maintained community green space, featuring landscaped areas, benches, and plenty of visitor parking. Enjoy proximity to neighborhood parks, ponds, and quick access to major roads such as Sarcee Trail, Shaganappi Trail, and Stoney Trail. This home is just minutes from the Sage Hill Shopping Centre and Beacon Hill Shopping Centre,...

Living room 16.25 Ft x 12.83 Ft

Kitchen 16.08 Ft x 8.92 Ft

Dining room 11.08 Ft x 9.83 Ft

2pc Bathroom 5.75 Ft x 4.92 Ft

Other 11.42 Ft x 6.33 Ft

Primary Bedroom 12.17 Ft x 12.00 Ft

Bedroom 10.92 Ft x 10.25 Ft

Bedroom 12.25 Ft x 8.75 Ft

Laundry room 4.17 Ft x 3.67 Ft

4pc Bathroom 8.33 Ft x 4.83 Ft

Foyer 12.00 Ft x 4.75 Ft

Den 8.75 Ft x 7.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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Other 9.33 Ft x 3.67 Ft

Furnace 11.08 Ft x 4.92 Ft

3pc Bathroom 8.17 Ft x 4.92 Ft