



332 Nolan Hill Boulevard Calgary Alberta

\$899,000

You will fall in love with this luxurious 4-bedroom, 3.5-bathroom home, boasting over 3,600 square feet of living space in the highly sought-after and family-friendly community of Nolan Hill. As you arrive at this property, your attention will be instantly captured by the attractive curb appeal of this home. Upon entry, you will immediately notice the pride of ownership and an amazing open floor plan with loads of upgrades. The entry foyer leads into a sizable office/den space and opposite to that, a living room with floor-to-ceiling stone work on the fireplace. You will adore the well-equipped and gorgeous kitchen with built-in appliances, a cooktop gas stove, large granite countertops, a kitchen island, and a dining area. The foyer from the kitchen leads into a very unique space that has a wine cooler, and across from the wine cooler, your pantry, then a spacious mudroom with a built-in bench and coat hooks that leads to a two-car garage with built-in shelving. The stairs to the second level invites you in with an open concept and a number of windows for lots of natural light. You will also find a very sizable bonus room, a tiled laundry room with shelving for linen storage, and a total of 3 bedrooms and 2 bathrooms. French doors swing open to a luxurious master bedroom with a perfectly situated fireplace and a stunning 5-piece ensuite with a walk-in closet. The lower level of this home has been fully completed with the required permits. It features a large bedroom, a 3-piece bathroom, a large family room, and a bonus room separated by a transparent garage door that's currently used for music. This space is perfect for entertaining guests, enjoying some quality time with family, or for family members or friends wanting to have their own separate space. The backyard has been landscaped to perfection with a fireplace, deck, patio, and too many landscaping features to...

- Bedroom 9.50 Ft x 14.50 Ft
- Bedroom 9.50 Ft x 15.67 Ft
- 5pc Bathroom 12.17 Ft x 13.50 Ft
- 4pc Bathroom 5.67 Ft x 9.50 Ft
- Family room 21.00 Ft x 19.83 Ft
- Laundry room 9.50 Ft x 5.83 Ft

- Bonus Room 11.83 Ft x 6.92 Ft
- Family room 25.92 Ft x 16.58 Ft
- Furnace 12.58 Ft x 18.42 Ft
- 2pc Bathroom 5.08 Ft x 4.83 Ft
- Dining room 13.00 Ft x 7.42 Ft
- Foyer 9.83 Ft x 5.75 Ft

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

Listing Presented By:



Originally Listed by:
ROYAL LEPAGE BENCHMARK



See

Mirror

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Primary Bedroom 16.50 Ft x 16.50 Ft

Other 9.58 Ft x 9.17 Ft

3pc Bathroom 9.08 Ft x 5.00 Ft

Bedroom 13.00 Ft x 12.25 Ft

Kitchen 9.67 Ft x 17.75 Ft

Living room 17.42 Ft x 17.42 Ft

Other 8.42 Ft x 10.17 Ft