



## 486 Nolan Hill Boulevard Calgary Alberta

\$459,900

Welcome to your new home in Nolan Hill! Built by the award-winning Jayman, this townhouse combines exceptional craftsmanship with modern convenience, all within the vibrant community of Nolan Hill. This quality unit boasts an energy-efficient design, offering exceptional savings on utility costs. Last winter, the average utility bills were unbelievably low, at just \$200 per month. Upon entering, the lower level greets you with a versatile space, perfect for a home office or cozy lounge, featuring a bright south-facing window that fills the room with natural light. The main level boasts an open-concept design with 9'0" knockdown ceilings, creating a spacious and inviting atmosphere. The living and dining areas flow seamlessly, making it ideal for both entertaining and everyday living. The kitchen features quartz countertops, a natural stone-inspired tile backsplash, stainless steel appliances, and plenty of cabinetry for all your storage needs. Upstairs, you'll find two generously sized primary bedrooms, each with its own four-piece ensuite bathroom with porcelain tile flooring. Upper-level laundry adds convenience to your daily routine. This sweet home includes a heated single-car garage with additional driveway parking and ample storage space. As a resident of Carnaby Heights, you'll enjoy access to a private park and playground, with plenty of visitor parking for your guests. This home is ideally located with easy access to parks, walking trails, and nearby shopping centers like Gates of Nolan Hill and Sage Hill Crossing. Major roadways ensure quick and convenient commuting. Don't miss out on this stunning, move-in-ready home—schedule your showing today! (id:6769)

Bedroom 10.75 Ft x 10.33 Ft

Bedroom 10.83 Ft x 10.33 Ft

4pc Bathroom 5.75 Ft x 8.00 Ft

4pc Bathroom 7.83 Ft x 5.75 Ft

Other 9.83 Ft x 7.33 Ft

Other 9.75 Ft x 5.25 Ft

2pc Bathroom 4.50 Ft x 4.75 Ft

Living room 13.17 Ft x 11.08 Ft

Dining room 12.00 Ft x 6.33 Ft

Kitchen 14.33 Ft x 7.67 Ft

Laundry room 3.75 Ft x 3.25 Ft

Listing Presented By:



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**Mirror**

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