



## 72 Nolanlake Point Calgary Alberta

\$829,900

Welcome to 72 Nolanlake Point NW, Calgary! This stunning, well-kept home sits on a spacious nearly 500 m<sup>2</sup> lot, offering a rare, generously sized backyard. With a total floor area of 2,337 sq ft, this home features 3 spacious bedrooms, 2.5 bathrooms, a main floor office, and a second-floor bonus room. Situated in a quiet cul-de-sac, the house boasts a south-facing backyard that fills the living room with natural light. The oversized garage, with nearly 22 feet of width, is a standout feature. The owner has invested \$40,000 in professional landscaping to create an appealing outdoor space. Additional highlights include a 9-foot ceiling, new stove and microwave, an open layout, a cozy gas fireplace, and the sunny south-facing backyard. The property is conveniently located close to Costco, various shopping centers, daycares, playgrounds, schools, gyms, restaurants, and major roads like Stoney Trail and Shaganappi Trail. Don't forget to watch the video tour of this beautiful home! (id:6769)

Dining room 9.00 Ft x 11.42 Ft  
Living room 13.42 Ft x 15.50 Ft  
Office 10.00 Ft x 12.83 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 13.42 Ft x 15.25 Ft

Bedroom 10.42 Ft x 13.25 Ft  
Bedroom 10.42 Ft x 11.33 Ft  
Bonus Room 14.83 Ft x 17.92 Ft  
4pc Bathroom .00 Ft x .00 Ft  
5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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<http://www.calgaryperfecthome.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca