



335 Nolan Hill Boulevard Calgary Alberta

\$874,900

****Check out the showcase video**** Within the family-oriented community of Nolan Hill, this stylish & well-loved South facing, 4 bedroom + 3.5 bath home has over 3,460 sq ft of developed space, making it ready for your busy lifestyle! Standing out from other homes, all the details here have been methodically paired together; from the timeless design throughout, to the chic light coloured palette, it all comes together to create a sophisticated ambiance. Stepping inside, the generous foyer provides added privacy before leading to the inviting living room that welcomes w/ plenty of oversized windows & a cosy stone fireplace acting as a focal point. The spacious dining area & gourmet kitchen are nearby, nicely equipped w/ premium stainless steel appliances (gas cooktop and new fridge & oven), plenty of sleek ceiling height cabinetry, granite countertops, a useful central island (w/ built-in breakfast bar), & walkthrough pantry (w/ wine fridge & prepping station). From here, marvel at the large sunny South facing backyard that is a patio door away. As your own personal oasis, the wraparound deck is ideal for hosting family & friends alike with plenty of room to relax & BBQ while lots of green space is provided for all of your other activities! Back inside, a dedicated den/office, half bathroom, & well designed mudroom (w/ extra storage & built-in bench) completes the main floor. Upstairs is the perfect retreat; offering 2 well-sized secondary bedrooms & a 4-pc full bathroom, while French doors lead to the luxurious master suite that pampers with a spa-like 4-pc ensuite (w/ fully enclosed oversized frameless glass shower), walk-in closet (w/ private access to the laundry room), & plenty of space to further add closets/dressers, make up table, or a reading corner. At the other end, the sunken bonus room is equipped for a home theatre while the upper floor laundry room adds...

Bedroom 9.58 Ft x 9.08 Ft

Recreational, Games room 11.67 Ft x 8.00 Ft

Family room 25.75 Ft x 16.00 Ft

4pc Bathroom Measurements not available

Kitchen 13.83 Ft x 9.33 Ft

Dining room 13.00 Ft x 8.00 Ft

2pc Bathroom Measurements not available

Primary Bedroom 16.42 Ft x 12.92 Ft

Bedroom 14.42 Ft x 9.42 Ft

Bedroom 12.00 Ft x 9.50 Ft

Bonus Room 19.00 Ft x 16.00 Ft

Laundry room 9.50 Ft x 6.00 Ft

a

Listing Presented By:



Originally Listed by:
RE/MAX iRealty Innovations

RE/MAX®
RE/MAX REAL ESTATE
(CENTRAL)

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

Living room 16.58 Ft x 14.00 Ft

Den 10.42 Ft x 9.50 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available