



## 373 Nolan Hill Boulevard Calgary Alberta

\$875,000

Welcome to 373 Nolan Hill Boulevard NW - a stunning home offering 4 bedrooms, 4 bathrooms, and an abundance of thoughtful upgrades in the highly desirable community of Nolan Hill. Built in 2015 by Trico Homes, this property boasts a fully finished basement (2018), and a recently added main floor office space (2022). The main floor features a bright, expanded dining area adjacent to the kitchen, which is outfitted with new stainless steel appliances (2024) and sleek quartz countertops. Relax in the living room, complete with a cozy gas fireplace, and new privacy blinds installed in 2024. The upper floor is designed for comfort and functionality, featuring a built-in office, a spacious bonus room, and Hunter Douglas blinds throughout. The luxurious primary suite includes a 5-piece ensuite with a jetted tub, dual sinks, and a walk-in closet. Two additional bedrooms, a full bathroom, and an upstairs laundry room complete the level. It is worth noting that this home has a TWO HIGH EFFICIENCY FURNACE set up (one for the main/basement, and the other for the bedroom level to optimize your utility costs) - complete with AIR CONDITIONING on the upper floor bedroom level for year round sleeping comfort! The fully finished basement offers even more living space with a media room equipped with built-in surround sound speakers, a fourth bedroom, and an additional full bathroom. Outside, the backyard backs onto a scenic pathway, providing privacy and a serene outdoor setting. The property is also conveniently located near a bus stop for easy commuting. Situated in Calgary's vibrant northwest, Nolan Hill provides a perfect blend of modern amenities and natural beauty. Enjoy scenic walking trails, parks, and playgrounds, all within a welcoming, family-friendly environment. With nearby shopping and dining, and all services at Sage Hill and Beacon Hill, plus easy access to major routes I...

4pc Bathroom 6.17 Ft x 7.83 Ft

Bedroom 11.58 Ft x 13.00 Ft

Den 8.58 Ft x 7.58 Ft

Recreational, Games room 20.42 Ft x 15.33 Ft

Storage 5.33 Ft x 4.50 Ft

Storage 3.00 Ft x 13.25 Ft

Living room 14.25 Ft x 21.17 Ft

Office 9.67 Ft x 9.92 Ft

3pc Bathroom 7.83 Ft x 8.67 Ft

5pc Bathroom 10.00 Ft x 14.75 Ft

Bedroom 11.50 Ft x 14.25 Ft

Bedroom 11.50 Ft x 9.92 Ft

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<b>Furnace</b>	9.75 Ft x 12.67 Ft	<b>Bonus Room</b>	18.25 Ft x 12.58 Ft
<b>3pc Bathroom</b>	10.33 Ft x 4.92 Ft	<b>Laundry room</b>	5.25 Ft x 8.25 Ft
<b>Dining room</b>	11.83 Ft x 8.83 Ft	<b>Primary Bedroom</b>	14.33 Ft x 14.67 Ft
<b>Kitchen</b>	10.67 Ft x 14.33 Ft		