



## 392 Nolan Hill Boulevard Calgary Alberta

\$749,900

PRICE REDUCTION Welcome home to this 2340 sq. ft. beautiful Morrison Built West Point. Nestled in the heart of the prestigious community of Nolan Hill. This beautiful home boasts 3 bedrooms up a bonus room and 2nd floor laundry. As you step inside you are greeted by a spacious front entry (tiled) leading you to an open concept main floor. The open concept offers a gourmet kitchen with beautiful kitchen cabinets an island with seating for 3, granite counter tops, gas range and upgraded hood fan. The kitchen also offers a chefs kitchen sink, walk through pantry with matching granite counter tops and tons of storage. Tiled entry throughout kitchen pantry and back entrance. Large family room with fireplace, dining room, kitchen eating area. Engineered hardwood throughout main floor. The primary bedroom is open and bright, with room for king bedroom suite, large walk-in closet 4pc ensuite. Separate shower with bench seat, soaker tub, and separate toilet . This home shows pride of ownership throughout and is move in condition. Oversized double attached garage 24 X 19 with lots of built in shelves for storage. Park your full size truck inside this winter. Basement has 9 ft. ceilings and is ready for developments. Beautifully landscaped and fenced with large deck at back 24 x 16 ft. Quick Possession available! (id:6769)

Primary Bedroom 14.08 Ft x 13.58 Ft  
Other 11.00 Ft x 7.67 Ft  
Bedroom 11.00 Ft x 10.00 Ft  
Bedroom 10.83 Ft x 10.00 Ft  
Bonus Room 18.00 Ft x 15.50 Ft  
4pc Bathroom 10.08 Ft x 5.00 Ft  
4pc Bathroom 11.00 Ft x 9.83 Ft  
Laundry room 11.00 Ft x 5.58 Ft

Living room 15.00 Ft x 14.00 Ft  
Other 11.42 Ft x 11.00 Ft  
Kitchen 10.83 Ft x 10.00 Ft  
Dining room 11.50 Ft x 10.17 Ft  
Pantry 10.67 Ft x 6.50 Ft  
Other 8.42 Ft x 8.42 Ft  
2pc Bathroom 8.42 Ft x 8.42 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty

**RE/MAX**<sup>®</sup>  
**RE/MAX REAL ESTATE**  
**(CENTRAL)**

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

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