



# 623 Nolanlake Villas Calgary Alberta

\$560,000

Welcome to 623 Nolanlake Villas! Finally your chance to own the perfect townhome in the desirable community of Nolan Hill. As soon as you step into this meticulously maintained interior unit, you will fall in love. Featuring three usable storeys, a large open floor plan with an abundance of light from the large windows of each floor, this townhome is sure to stun. This townhome features 3 large bedrooms, 2.5 bathrooms, with the addition of a large den/office on the lower floor. This home also includes the convenience of an oversized double attached garage, as well as both visitor parking and street parking steps away. As you enter, you are introduced to a large entrance with the den, utility room and garage all situated on the lower floor. As you walk up the stairs, you will be greeted to the bright and open concept that is designed for use, with 9 foot ceilings, a chef's kitchen and the dining and living rooms on opposite sides of the floor. The kitchen is designed perfectly, as it has stylish finishes throughout, stainless steel Whirlpool appliances, a garburator and has an immense amount of space, with large cupboards, a large stand-up pantry and a massive quartz island. The main floor is bright and inviting, with wall to wall windows and an extensive amount of room for both a separate dining room and living room. You will have all the space for entertaining guests, and they will love it! Warm, light grey laminate planks flow seamlessly through the main floor, and will lead you to the main floor balcony and this balcony space is just the cherry on top. It is perfect for those summer days and getting in the perfect BBQ evenings in, with the natural gas hook-up. The stairs to the upper floor starts with carpet, that leads up and throughout the floor and the three bedrooms. As soon as you reach the top of the stairs, you will be greeted by the cozy primary 12'x12' ...

Den 8.83 Ft x 7.75 Ft

Living room 16.33 Ft x 13.00 Ft

Other 11.00 Ft x 13.92 Ft

Dining room 10.58 Ft x 9.58 Ft

2pc Bathroom Measurements not available

Primary Bedroom 11.83 Ft x 11.67 Ft

Other Measurements not available

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 9.42 Ft x 10.42 Ft

Laundry room Measurements not available

Bedroom 7.75 Ft x 10.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
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