



72 Nolanlake View Calgary Alberta

\$949,900

Stop the search -- this is the one. Welcome to 72 Nolanlake View NW, where upscale design, functional living, and an irreplaceable ravine location come together in a home that delivers on every level. Step inside and you'll immediately feel the difference. Natural light pours through oversized windows at the back of the home, showcasing panoramic ravine views and tranquil walking paths. It's the kind of setting buyers dream about but rarely find -- especially in this price range. From the oversized front-entry walk-in closet to the open-concept main floor, this home blends thoughtful design with timeless style. The kitchen is a true showpiece: double ovens, flat-top electric stove, and an oversized two-tone island that anchors the space with elegance and functionality. The walkthrough pantry connects to a mudroom with built-in benches, additional storage, and direct access to the heated double garage -- perfect for busy families or organized professionals. Upstairs, a central bonus room separates the primary suite from the secondary bedrooms for maximum privacy. The primary retreat features a spa-style ensuite with a tiled walk-in shower, dual vanities, and a custom walk-in closet. A secondary bedroom includes a Murphy bed, ideal for guests or flexible work-from-home setups. The upper-level laundry room features built-in shelving and extra storage. The fully developed basement adds valuable square footage, offering a cozy rec room, a second Murphy bed, half bath, and a large utility and storage area. The backyard is a standout. South-facing and beautifully landscaped, it includes a firepit, rocked lounge area, metal gazebo, and a deck that spans the width of the home -- complete with stairs leading directly into the yard. Where most homes would have a walkout basement, this property instead features one of the most unique upgrades you'll see: a massive, enclosed under-d...

Family room 4.14 M x 2.95 M
Recreational, Games room 5.08 M x 4.67 M
Other 5.18 M x 2.87 M
2pc Bathroom 2.31 M x .97 M
Storage 7.22 M x 2.06 M
Living room 5.18 M x 4.19 M

Other 2.67 M x 1.70 M
2pc Bathroom 1.65 M x 1.52 M
Family room 5.82 M x 5.56 M
Primary Bedroom 4.14 M x 3.63 M
Other 2.39 M x 2.31 M
4pc Bathroom 3.33 M x 1.78 M

Listing Presented By:



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RE/MAX

**RE/MAX REAL ESTATE
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Kitchen	4.27 M x 3.28 M	Bedroom	4.14 M x 2.82 M
Dining room	3.33 M x 2.82 M	Bedroom	3.61 M x 2.82 M
Pantry	1.65 M x 1.45 M	Laundry room	2.92 M x 1.58 M
Foyer	2.82 M x 2.16 M		