



# 364 Nolan Hill Boulevard Calgary Alberta

\$789,900

Welcome to Nolan Hill, one of Calgary's best NW communities, where this stunning single-family home awaits you. Upon entering the front door, you'll be captivated by the open concept main floor layout & all of the upgrades. The spacious & bright living area offers a stunning gas fireplace and seamlessly connects to the kitchen & dining space, creating the perfect atmosphere for entertaining guests or enjoying quality time with loved ones. The kitchen boasts an array of upgrades that elevate both style & functionality. With SS appliances, granite countertops, large island, ample cabinet space, & a convenient walk through pantry with beverage fridge, this culinary haven is sure to inspire your inner chef. A 2 pc powder room, a mud room w/ built ins and access to the garage complete the main level. As you make your way upstairs, you'll discover a peaceful retreat in the form of three generously sized bedrooms. Each room offers large windows that invite an abundance of natural light into the home. The primary bedroom can fit a king size suite & offers a stunning 5 pc ensuite bathroom w/ large w/i shower and soaker tub, & don't forget the spacious w/i closet. You'll also find a huge central bonus room upstairs & the laundry room is conveniently located up here as well! The finished basement adds a valuable dimension to this property, providing a versatile space that can be tailored to your specific needs. A large rec room w/ built in bar, 4th bedroom, beautiful 4 pc bath, plus tons of storage space! Outside, you'll find a well-maintained yard, perfect for outdoor activities & relaxation. Whether you're hosting summer BBQs, gardening, or simply enjoying the fresh air, the outdoor space offers an extension of your living area. This property also features a double attached garage and central AC! Living here means you can enjoy a thriving community that blends the tranquili...

4pc Bathroom 8.92 Ft x 4.92 Ft  
 Bedroom 10.50 Ft x 12.00 Ft  
 Office 5.42 Ft x 2.42 Ft  
 Recreational, Games room 18.17 Ft x 29.67 Ft  
 2pc Bathroom 4.83 Ft x 5.00 Ft  
 Dining room 9.75 Ft x 11.92 Ft

4pc Bathroom 8.08 Ft x 9.25 Ft  
 5pc Bathroom 9.67 Ft x 11.08 Ft  
 Bedroom 8.58 Ft x 13.00 Ft  
 Bedroom 8.67 Ft x 15.17 Ft  
 Laundry room 7.92 Ft x 4.92 Ft  
 Bonus Room 14.25 Ft x 12.67 Ft

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

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<https://www.jennadrummond.com/>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca

Kitchen 9.83 Ft x 13.58 Ft

Primary Bedroom 12.83 Ft x 13.83 Ft

Living room 13.08 Ft x 27.25 Ft