



114 Nolan Hill Drive Calgary Alberta

\$650,000

Open House Saturday Sept 13 1-3pm Nestled in Nolan Hill, one of Calgary's best NW communities, awaits your beautifully maintained 1568 square foot home. Situated ACROSS FROM A VAST GREEN SPACE and a future Catholic K-9 SCHOOL, this location is perfect. Well kept and fully developed, this 4 BED, 3.5 BATH property is a must-see. With 10/10 curb appeal, you'll immediately fall in love with the NEW EXTERIOR and charming flower beds. Upon entering, a spacious foyer leads to a cute flex space - perfect for relaxing with the view of the beautiful green space, or for your work from home needs. You'll feel a sense of home as you enter the kitchen and living space - the perfect layout for entertaining. The upgraded kitchen includes dark wood cabinetry, stainless steel appliances, and granite countertops. Yes, there is a pantry! Gather with your guests at the island or by the gas fireplace - or enjoy a family dinner in the large dining space, complete with a feature wall. Leading to the private backyard is a built-in mudroom area for an organized space. The upper floor features a three bedrooms plus a laundry room with a newer washer and dryer (2021). You'll find an ensuite bathroom off of the primary bedroom, plus a walk-in closet. The FULLY DEVELOPED (and permitted) basement has a large rec space, plus an additional bedroom and full bathroom. To top it off, this property has a LOW MAINTENANCE BACKYARD, fully fenced and landscaped. There is a large tiered deck plus a stone patio - a great area to entertain and BBQ. Have an all-terrain vehicle or need more storage? There is even a gated 25' x 7.5' area off of the alley for EXTRA ATV PARKING. Rock has been added to both side yards, making this a very easy to maintain exterior. Completing the property is the detached double garage, fully finished inside - the perfect space for all of your projects! Special features include: ...

Recreational, Games room 19.17 Ft x 14.42 Ft

Furnace 11.92 Ft x 6.42 Ft

Bedroom 11.58 Ft x 8.08 Ft

3pc Bathroom 9.92 Ft x 5.67 Ft

Kitchen 11.92 Ft x 9.50 Ft

Dining room 11.92 Ft x 6.92 Ft

2pc Bathroom 5.42 Ft x 4.92 Ft

Laundry room 7.75 Ft x 5.33 Ft

Primary Bedroom 12.92 Ft x 10.92 Ft

Bedroom 10.25 Ft x 10.92 Ft

Bedroom 10.67 Ft x 9.25 Ft

4pc Bathroom 8.83 Ft x 5.58 Ft

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Listing Presented By:



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Living room 14.50 Ft x 12.92 Ft

4pc Bathroom 9.50 Ft x 4.92 Ft

Other 12.67 Ft x 8.92 Ft