



## 428 Nolan Hill Drive Calgary Alberta

\$499,900

It's rare to find a beautiful townhouse in such a coveted location--backing onto peaceful green space with scenic walking paths and overlooking a tranquil pond, offering privacy and breathtaking views. The front back stacked layout of these units gives this unit the feel of an END UNIT. Step inside this impeccably maintained 2-bedroom, 2.5-bathroom townhouse and be greeted by an expansive open-concept layout, where the main floor is bathed in natural light. The thoughtfully designed kitchen features rich dark cabinetry, sleek stainless steel appliances, and a large island that seamlessly flows into the spacious living room--perfect for both everyday living and entertaining. Just off the kitchen, step out onto your private deck, ideal for morning coffee or summer evening BBQs. A stylish 2-piece powder room completes the main level. Upstairs, you'll find two generously sized primary suites, each offering its own 4-piece ensuite and a large walk-in closet--creating the perfect balance of comfort and privacy. Every room is carefully positioned to capture the best views and promote relaxation. A convenient laundry room completes the upper floor. The fully developed basement adds even more versatility with a large rec room--ideal as an additional living space, home office, or entertainment area. This home truly has it all: a single attached garage, extended driveway, ample visitor parking, and a backyard oasis with direct access to walking paths and serene pond views. Located in the highly sought-after community of Nolan Hill, this home offers the perfect blend of luxury and functionality, with close proximity to parks, schools, shopping, and major roadways. (id:6769)

Recreational, Games room 14.67 Ft x 21.42 Ft

Living room 13.25 Ft x 10.67 Ft

Kitchen 13.67 Ft x 8.83 Ft

Dining room 15.25 Ft x 9.75 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 11.67 Ft x 10.83 Ft

Bedroom 11.67 Ft x 11.58 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.robbiesihota.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)