



# 43 Nolanlake Cove Calgary Alberta

\$519,900

Don't miss the chance to own this exceptional three-storey townhome located in the sought-after community of Nolan Hill. Offering a perfect combination of modern design and spacious living, this 1,716.6 sq. ft. home features 3 bedrooms, a flexible den, and stylish finishes throughout. The den provides a great space for a home office, study area, or relaxation. One of the highlights is the oversized double attached garage, with visitor parking conveniently nearby. The open-concept layout is enhanced by 9-foot ceilings and elegant quartz countertops in both the kitchen and bathrooms. The chef-inspired kitchen includes upgraded full-height cabinetry, soft-close drawers, a large quartz island with ample storage, a stand-up pantry, classic subway tile backsplash, and Whirlpool stainless steel appliances. The main level showcases durable laminate plank flooring, ideal for entertaining and a sun-drenched, East-facing living room that opens onto a spacious private balcony--perfect for summer BBQs with a built-in gas line and serene courtyard views. A stylish 2-piece powder room adds extra convenience. Upstairs, the primary bedroom features a large walk-in closet and a luxurious en-suite with an oversized standing glass shower. Two more bedrooms, a full bathroom, and a thoughtfully placed laundry area complete the upper level. Additional features include triple-pane windows, low-flush toilets, an HRV system, 2" faux wood blinds, fiber cement siding, and attractive stone detailing. The fully insulated and drywalled double garage offers excellent storage options. The home is set against a beautifully landscaped courtyard with green space, benches, and close access to visitor parking. Enjoy walking distance to parks and ponds, plus quick access to major roads like Sarcee Trail, Shaganappi Trail, and Stoney Trail. You'll also be just minutes from Sage Hill Centre and Beacon Hill...

Den 7.75 Ft x 8.83 Ft  
Furnace 5.00 Ft x 11.17 Ft  
Other 12.08 Ft x 8.58 Ft  
Living room 14.67 Ft x 16.25 Ft  
Kitchen 14.50 Ft x 14.00 Ft  
Dining room 12.17 Ft x 10.08 Ft

Primary Bedroom 12.33 Ft x 12.00 Ft  
Bedroom 10.33 Ft x 10.92 Ft  
Bedroom 12.25 Ft x 8.83 Ft  
3pc Bathroom 4.92 Ft x 8.17 Ft  
4pc Bathroom 4.92 Ft x 8.33 Ft  
Laundry room 4.17 Ft x 3.75 Ft

Listing Presented By:



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2pc Bathroom 5.00 Ft x 5.83 Ft

Other 9.42 Ft x 3.75 Ft