



## 495 Nolan Hill Drive Calgary Alberta

\$725,000

This north-facing 2-storey home, built by the award-winning Homes by AVI, offers a bright and practical floor plan. The main floor features a home office, a bright living room with a stunning gas fireplace, a dining area, and a gourmet kitchen with top-quality quartz countertops and stainless steel appliances. Upstairs, the spacious master bedroom includes a 5-piece ensuite and a walk-in closet, along with two other well-sized bedrooms, a second full bathroom, and a bonus room with vaulted ceilings and two skylights. The elevated south-facing backyard is perfect for creating a bright vegetable garden. Located in Nolan Hill, a highly sought-after NW community, and zoned for Winston Churchill High School, this home and neighborhood are ready to welcome you. (id:6769)

2pc Bathroom 6.50 Ft x 2.92 Ft

Kitchen 13.58 Ft x 10.50 Ft

Den 9.00 Ft x 6.67 Ft

Living room 16.92 Ft x 12.33 Ft

Dining room 10.50 Ft x .92 Ft

5pc Bathroom 8.75 Ft x 9.92 Ft

Bedroom 10.92 Ft x 9.92 Ft

Bonus Room 17.92 Ft x 11.92 Ft

Bedroom 11.00 Ft x 9.92 Ft

4pc Bathroom 8.75 Ft x 4.92 Ft

Primary Bedroom 12.58 Ft x 12.25 Ft

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