



# 57 Nolanlake Cove Calgary Alberta

\$535,000

Welcome to 57 Nolanlake Cove NW! This exceptional three-storey townhome in the sought-after community of Nolan Hill presents a fantastic opportunity to own a contemporary and spacious residence. With 3 bedrooms, a versatile den, and 1,683 sq. ft. of living space, this home effortlessly blends style and comfort. The den is perfect for working from home, studying, or simply unwinding. A standout feature is the oversized double attached garage, complemented by convenient visitor parking just steps away. Inside, the open-concept layout is thoughtfully designed, boasting 9-foot ceilings, brand-new carpet, fresh paint, and elegant quartz countertops in both the kitchen and bathrooms. The kitchen is a chef's delight, featuring upgraded cabinetry, soft-close drawers, a spacious quartz island with ample storage, a stand-up pantry, a stylish subway tile backsplash, and Whirlpool stainless steel appliances. The bright and welcoming main floor showcases contemporary laminate plank flooring, ideal for entertaining. The sun-filled, south-facing living room opens onto a large private balcony with a scenic courtyard view and a natural gas hookup for summer BBQs. A convenient 2-piece powder room completes this level. Upstairs, the primary suite boasts a generous walk-in closet and a luxurious en-suite with an oversized standing shower. Two additional bedrooms, a full bathroom, and a strategically placed laundry area complete the upper level. Additional highlights include low-flush toilets, triple-pane windows, an HRV system, 2" faux wood blinds, durable fiber cement siding, and a stylish stone exterior. The fully insulated and drywalled double attached garage offers excellent storage solutions. The home overlooks a beautifully maintained courtyard with lush green spaces, benches, and nearby visitor parking. Enjoy the convenience of being within walking distance to parks and ponds, ...

Den 8.76 Ft x 7.83 Ft  
 Other 4.75 Ft x 4.33 Ft  
 Furnace 10.92 Ft x 5.00 Ft  
 Other 3.83 Ft x 8.67 Ft  
 Living room 16.24 Ft x 12.50 Ft  
 Kitchen 13.83 Ft x 16.58 Ft

2pc Bathroom 5.83 Ft x 5.00 Ft  
 Primary Bedroom 12.25 Ft x 12.08 Ft  
 Bedroom 10.92 Ft x 9.25 Ft  
 Bedroom 8.83 Ft x 12.42 Ft  
 3pc Bathroom 8.25 Ft x 4.92 Ft  
 4pc Bathroom 8.33 Ft x 4.92 Ft

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Dining room 9.50 Ft x 10.92 Ft

Other 3.75 Ft x 9.25 Ft