



# 201 Nolanlake Villas Calgary Alberta

\$569,900

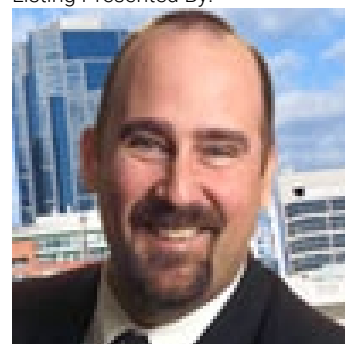
\*\*\*Join us for an open house on Saturday, July 13, from 2-4 PM.\*\*\* Welcome to Nolanlake Villas, located in the desirable community of Nolan Hill. This RARE CORNER-UNIT townhome is a true gem, featuring a meticulously maintained space with three functional storeys and an abundance of NATURAL LIGHT from large windows on each floor. With 3 spacious bedrooms, 2.5 bathrooms, and a large DEN/OFFICE SPACE on the lower floor, this home is sure to impress. Upon entry, you're greeted by a generous entrance leading to the den, utility room, and an OVERSIZED DOUBLE ATTACHED GARAGE. Both visitor and street parking are conveniently nearby. Ascend the stairs to discover an open and bright layout featuring 9FT CEILINGS, a chef's kitchen, and distinct dining and living areas. The kitchen boasts elegant finishes, STAINLESS STEEL APPLIANCES, large cupboards, a stand-up pantry, and a massive QUARTZ island. The main floor is inviting, with warm luxury vinyl planks and EXTENSIVE WINDOWS providing ample natural light. The spacious dining and living rooms make it perfect for entertaining. The main floor BALCONY is ideal for summer BBQs. Carpeted stairs lead to the upper floor, where you'll find the cozy primary bedroom featuring a large WALK-IN CLOSET and an ensuite bathroom. Two additional bedrooms, each with ample natural light and generous closet space, share another three-piece bathroom. Nolan Hill is a vibrant community offering NUMEROUS AMENITIES, including parks, green spaces, playgrounds, and a scenic lake. Conveniently located near Sarcee, Shaganappi, and Stoney Trail, commuting is a breeze. You're also just minutes away from Beacon Hills and various grocery stores, plazas, and schools. Don't miss the chance to own this beautiful townhome, complete with a newer washer and dryer. Schedule your private showing today! (id:6769)

Other 6.33 Ft x 11.50 Ft  
 Other 12.08 Ft x 4.75 Ft  
 Office 8.83 Ft x 6.83 Ft  
 Living room 16.33 Ft x 12.50 Ft  
 Kitchen 8.75 Ft x 14.17 Ft  
 Dining room 8.50 Ft x 9.83 Ft

Bedroom 12.08 Ft x 12.17 Ft  
 3pc Bathroom 4.92 Ft x 8.17 Ft  
 Other 3.67 Ft x 9.42 Ft  
 Bedroom 8.75 Ft x 12.25 Ft  
 Bedroom 11.00 Ft x 10.25 Ft  
 Laundry room 3.67 Ft x 4.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Town Residential

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**RE/MAX Realty Professionals**

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2pc Bathroom 5.75 Ft x 5.00 Ft

3pc Bathroom 8.25 Ft x 4.92 Ft