

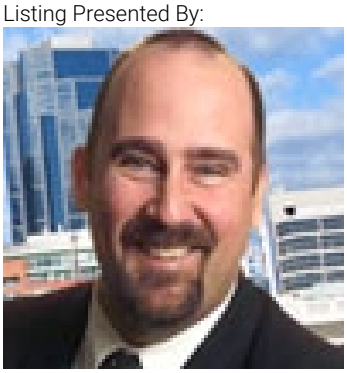
206 Nolanlake Villas Calgary Alberta

$439,999

Welcome to this impeccably maintained three-story townhome in the desirable Northwest Calgary community of Nolan Hill. Offering approximately 1,707 sq. ft. of thoughtfully designed living space, this stylish and move-in-ready home features 3 spacious bedrooms, 2.5 bathrooms, a versatile den/home office, and an oversized attached double garage. With fresh interior paint, upgraded kitchen appliances, and numerous thoughtful upgrades throughout, this home presents an exceptional opportunity for first-time buyers, growing families, or investors.Step inside to a welcoming entry level featuring a generously sized den with high-end upgraded hardwood flooring, ideal for a home office, study, or quiet retreat. The oversized double attached garage provides excellent parking and storage and is equipped with an upgraded belt-driven LiftMaster garage door opener with remote control.Upstairs, the bright and spacious main living level showcases an open-concept design with 9-foot ceilings and an abundance of natural light. The contemporary kitchen is beautifully appointed with quartz countertops, upgraded full-height cabinetry, upgraded stainless steel appliances, and a large centre island offering plenty of prep space and casual seating.Adjacent to the kitchen, the dining area is enhanced by built-in cabinetry, providing additional storage while adding an attractive custom touch. The expansive living room offers plenty of space for relaxing and entertaining and opens onto an oversized balcony with a gas line for your BBQ--perfect for outdoor dining and relaxing summer evenings.The upper level is thoughtfully designed for comfort and convenience. The spacious primary bedroom features a generous walk-in closet and a private 3-piece ensuite. Two additional well-sized bedrooms, a full 4-piece bathroom, and a conveniently located laundry area with a stacked washer and dryer complete t...

Office 8.75 Ft x 7.75 Ft
Furnace 4.92 Ft x 11.08 Ft
Living room 12.17 Ft x 12.92 Ft
Kitchen 8.58 Ft x 14.33 Ft
Dining room 9.83 Ft x 11.50 Ft
Foyer 4.67 Ft x 8.17 Ft
Laundry room 3.67 Ft x 4.17 Ft
Primary Bedroom 12.17 Ft x 11.92 Ft
Bedroom 10.25 Ft x 10.92 Ft
Bedroom 8.83 Ft x 12.25 Ft
Other 3.75 Ft x 9.42 Ft
4pc Bathroom 4.92 Ft x 8.33 Ft

Listing Presented By:



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http://www.cathychen.ca/

RE/MAX Realty Professionals

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2pc Bathroom 5.75 Ft x 5.00 Ft

3pc Bathroom 4.92 Ft x 8.17 Ft