



## 27 Nolanlake Point Calgary Alberta

\$550,000

Tucked away in this quiet cul-de-sac across from a ravine & stormwater pond is this wonderful home in the popular family community of Nolan Hill. Built by Homes By Avi, this fully finished two storey enjoys hardwood & vinyl plank floors, total of 4 bedrooms & 3.5 bathrooms, maple kitchen with granite counters & low-maintenance West backyard...plus a new roof & central air to keep you cool on those hot summer days & nights! Complemented by 9ft ceilings, you'll love the open concept flow of the main floor with its spacious living room with built-in cabinets & shelving, West-facing dining room with large pantry & sleek kitchen with rich maple cabinets, granite countertops & KitchenAid/Whirlpool stainless steel appliances. Upstairs there are 3 lovely bedrooms & 2 full baths...which includes the primary bedroom with views of the ravine, walk-in closet & ensuite with shower. Between the bedrooms is the family bathroom with barn door & tile floors. The lower level - with vinyl plank floors, is finished with a 4th bedroom, bathroom with walk-in shower, large rec room area & laundry with stacking Whirlpool Duet washer & dryer. The backyard is fully fenced & landscaped, & features both a terrific deck & patio...the perfect space for outdoor entertaining, for the kids to play in or for just relaxing & enjoying the fresh open air. Rear parking pad for 2 & loads of street parking. In addition to the new roof in 2025, the central air is new in 2022/2023 & new siding (West side) in 2025. A truly dynamite home ready & waiting for a new family to call it their own, only minutes to area shopping (Sage Hill Quarter, Beacon Hill & Sage Hill Crossing), walking distance to playgrounds & quick easy access to Shaganappi/Sarcee/Stoney Trails to take you to the airport, Cross Iron Mills, downtown & beyond! (id:6769)

3pc Bathroom Measurements not available

Recreational, Games room 21.83 Ft x 14.92 Ft

Bedroom 10.50 Ft x 9.50 Ft

Laundry room 6.92 Ft x 3.67 Ft

2pc Bathroom Measurements not available

Living room 14.83 Ft x 11.92 Ft

Dining room 11.92 Ft x 8.92 Ft

Kitchen 15.08 Ft x 11.67 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Primary Bedroom 13.58 Ft x 10.50 Ft

Bedroom 10.00 Ft x 9.08 Ft

Bedroom 10.08 Ft x 9.83 Ft

Listing Presented By:



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