

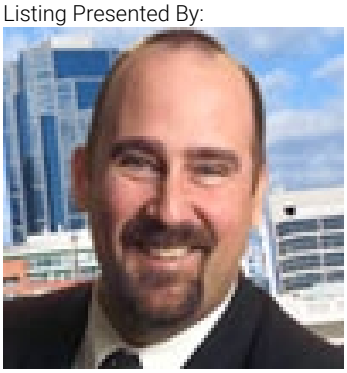
278 Nolan Hill Boulevard Calgary Alberta

$934,900

BACKING ONTO SOCCER FIELDS & GREENSPACE | BRAND-NEW 2-BEDROOM LEGAL SUITE | WALK-UP SEPARATE ENTRANCE | 2400 SF | NOLAN HILLWelcome to this exceptional 2400+ square foot detached two-storey home in the highly desirable community of Nolan Hill. Offering an incredible combination of space, functionality, and income potential, this property features a brand-new 2-bedroom legal basement suite, complete with a newly poured concrete side walk-up entrance with roof, all while backing directly onto soccer fields and beautiful greenspace!The main floor offers a bright and spacious open-concept layout, perfect for everyday family living and entertaining. Large windows capture the surrounding views and allow natural light to pour throughout the home. The generous kitchen provides a walk-through pantry, plenty of counter space, and a large central island, seamlessly connecting to the dining area and inviting living room. Whether hosting family gatherings or enjoying a quiet evening at home, this layout offers the perfect balance of comfort and functionality.Upstairs, you'll find generously sized bedrooms, a spacious primary retreat, and additional living space ideal for a growing family. With over 2400 SF above grade, there is plenty of room for everyone to enjoy.The real bonus is the brand-new 2-bedroom legal basement suite, offering an incredible opportunity for rental income or multi-generational living. Thoughtfully designed with its own separate living space and private access, the legal suite features a newly poured concrete side walk-up entrance with roof, providing excellent privacy and convenience for both homeowners and tenants. The kitchen features quartz counters and generous cabinetry. Two fair sized bedrooms and a gorgeous 3-bath, with shower niche and excellent tile complete this space. The utility room is separate and owner-accessible at all times and has th...

Furnace 17.08 Ft x 16.67 Ft
Storage 6.75 Ft x 3.33 Ft
Kitchen 17.83 Ft x 16.33 Ft
Bedroom 12.58 Ft x 8.75 Ft
Bedroom 14.08 Ft x 11.67 Ft
3pc Bathroom 11.67 Ft x 6.00 Ft
Family room 17.17 Ft x 13.00 Ft
Other 10.58 Ft x 5.00 Ft
Foyer 5.00 Ft x 4.58 Ft
2pc Bathroom 5.00 Ft x 4.92 Ft
Bonus Room 18.42 Ft x 15.50 Ft
Laundry room 8.17 Ft x 5.25 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX Realty Professionals

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Living room 18.42 Ft x 14.33 Ft

Kitchen 15.08 Ft x 12.00 Ft

Pantry 7.33 Ft x 4.92 Ft

Dining room 12.00 Ft x 7.83 Ft

Other 9.83 Ft x 6.25 Ft

Primary Bedroom 14.50 Ft x 13.83 Ft

Bedroom 11.58 Ft x 9.92 Ft