



## 428 Nolan Hill Drive Calgary Alberta

\$520,000

Discover the perfect blend of serenity and style in this stunning walk-out townhouse, tucked away in the highly sought-after community of Nolan Hill. Backing onto a picturesque ravine and tranquil storm pond, the views from your home are nothing short of breathtaking. The thoughtfully designed 1287 Sqft floor plan maximizes space and light, with large windows inviting an abundance of natural sunlight to fill every corner of the home. As you step inside, you're immediately welcomed by a spacious living room, perfectly suited for a large sectional. A large window frames the tranquil pond and ravine, making it a perfect spot to unwind and take in the scenery. The living room seamlessly flows into the dining area, which is perfectly positioned between the living room and the stylish kitchen allowing for effortless entertaining and creating a warm & inviting atmosphere. The kitchen is truly a chef's dream! Featuring full height espresso cabinetry, gleaming white quartz countertops, and stainless steel appliances—including a newer dishwasher, microwave hood fan, and stove. The centrepiece of the kitchen is a large island, perfect for hosting gatherings while overlooking the open concept main floor adjacent to the kitchen, a sliding door leads you to your balcony, where you can relax and soak in the stunning views of the ravine and pond. Finishing off the main floor is the 2 piece bath tucked away from the space. The upper level is designed for luxury and convenience, featuring two master suites, each with a walk-in closet. The primary bedroom offers a spacious retreat with a 4-piece ensuite bath, while the secondary master suite features a 3-piece ensuite allowing plenty of privacy between the two bedrooms. Completing the upper floor is a convenient laundry area, making chores a breeze. Not enough space yet? The unspoiled walkout basement is a blank canvas, ready for ...

3pc Bathroom 4.75 Ft x 7.92 Ft

4pc Bathroom 4.83 Ft x 7.92 Ft

Bedroom 10.83 Ft x 11.42 Ft

Primary Bedroom 11.42 Ft x 11.42 Ft

2pc Bathroom 4.50 Ft x 4.83 Ft

Dining room 8.17 Ft x 15.17 Ft

Kitchen 10.25 Ft x 18.92 Ft

Living room 10.83 Ft x 13.25 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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