



# 81 Nolanlake Cove Calgary Alberta

\$559,900

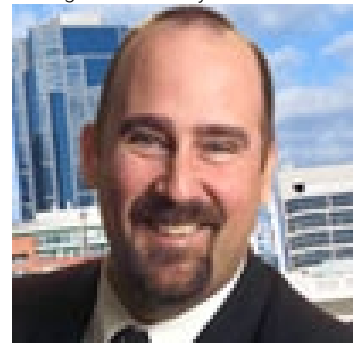
Welcome to 81 Nolanlake Cove NW! Finally your chance to own the perfect three-storey townhome in the highly sought-after community of Nolan Hill. Offering 3 bedrooms, a den, and a spacious 1,745 sq. ft. of living area, this home combines comfort, modern living, and ample space. The den is perfect for working from home or desire a quiet area for reading and studying. The property includes an oversized double attached garage, with visitor parking steps away at the rear, and street parking right in front of the unit. Inside, you'll find a well-designed open-concept floor plan boasts 9-foot ceilings, freshly painted throughout, quartz countertops in both the kitchen and bathrooms. The kitchen is stylishly appointed with upgraded cabinetry, soft-close drawers, a massive quartz island with plenty of cupboards space, a good size stand-up pantry, stylish neutral subway tile backsplash, and Whirlpool stainless steel appliances. The main floor is bright and inviting, ideal for entertaining, with contemporary laminate plank flooring flowing seamlessly through the living area, dining room, kitchen, and 2-piece powder room. Step out onto the large private balcony, complete with a natural gas line hookup-perfect for summer BBQs. Upstairs, the primary bedroom impresses with a full en-suite featuring dual vanities with loads of counter space, a large walk-in closet, and an oversized standing shower. Two additional generously sized bedrooms, a full bathroom, and a conveniently located laundry area complete the upper level. Additional features include low flush toilets, triple-paned windows, HRV system, 2" faux wood blinds, fiber cement siding, and a stone exterior. The large side-by-side double attached garage is fully insulated, dry-walled, and offers plenty of storage space. The community offers green spaces, benches, visitor parking, and is within walking distance to parks and ...

Den 8.75 Ft x 7.67 Ft  
 Furnace 11.17 Ft x 4.92 Ft  
 Other 8.58 Ft x 5.58 Ft  
 Living room 16.25 Ft x 12.42 Ft  
 Kitchen 10.92 Ft x 9.08 Ft  
 Dining room 8.83 Ft x 9.50 Ft

Primary Bedroom 11.83 Ft x 11.58 Ft  
 Bedroom 10.42 Ft x 9.42 Ft  
 Bedroom 10.33 Ft x 7.67 Ft  
 4pc Bathroom 8.50 Ft x 8.08 Ft  
 4pc Bathroom 9.42 Ft x 4.92 Ft  
 Laundry room 3.83 Ft x 3.17 Ft

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

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

2pc Bathroom 5.00 Ft x 4.92 Ft

Other 8.08 Ft x 5.50 Ft