



THE
A-TEAM

**RE/MAX
FIRST**

350 NOLAN HILL Drive, Calgary T3R 0S7

MLS®#: **A2124854**

Area: **Nolan Hill**

Listing Date: **04/20/24**

List Price: **\$974,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**
Lot Information
Lot Sz Ar: **343 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,443**
Low Sqft:
Ttl Sqft: **2,443**

DOM

29
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air, Natural Gas**
Sewer:
Ext Feat: **Other, Private Entrance, Private Yard**

Construction: **Concrete, Manufactured Floor Joist, Other, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Humidifier, Other, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`10" x 10`11"
Laundry	Main	11`5" x 9`0"
Family Room	Main	17`0" x 11`6"
Dining Room	Main	11`11" x 10`3"
Bedroom	Second	12`4" x 10`9"
Bedroom - Primary	Second	12`0" x 14`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`8" x 5`0"
Living Room	Main	11`10" x 13`4"
Kitchen	Main	14`3" x 11`10"
Bedroom	Second	12`5" x 10`9"
4pc Bathroom	Second	8`3" x 5`0"
5pc Ensuite bath	Second	11`3" x 9`9"

Bonus Room	Second	17`2" x 18`1"	Bedroom	Second	8`3" x 11`0"
4pc Bathroom	Lower	5`7" x 8`5"	Bedroom	Lower	11`11" x 11`1"
Kitchenette	Lower	10`11" x 11`2"	Storage	Lower	12`4" x 5`2"
Bedroom	Lower	12`0" x 11`0"			
Legal/Tax/Financial					

Title:		Zoning:	
Fee Simple		R-1N	
Legal Desc:	1313364		
Remarks			

Pub Rmks:	TOTAL LIVING SPACE 3316 SQFT. 6 BED ROOM HOUSE , 4 BED ROOM VAULTED BONUS ROOM UPSTAIRS AND 2 BED ROOM ILLEGAL SUITE IN BASEMENT WITH SIDE ENTRANCE. CLOSE TO BUS, PARK, SCHOOLS, SHOPPING. 2 BEDROOM ILLEGAL SUITE WITH SEPARATE SIDE ENTRANCE, NEWLY BUILT KITCHEN, PRIVATE LAUNDRY, LEGAL SIZE WINDOW FOR BEDROOMS. MAIN FLOOR FORMAL DINING/DEN/FLEX ROOM. EXCUTIVE CUSTOM MAPLE KITCHEN WITH STAINLESS STEEL APPLIANCES WITH CHIMENY HOOD FAN AND A GAS STOVE., GRANITE COUNTER ,IN KITCHEN AND ALL BATHROOMS. 9 FT CEILING. FIRE PLACE WITH MANTLE IN FAMILY ROOM, OPEN KITCHEN , GOOD SIZE EATING NOOK OFF REAR DECK. MASTER BEDROOM DOUBLE SINK , SOCKER TUB AND SEPARATE SHOWER. SPACIOUS DRIVE WAY FOR EXTRA PARKING. RARE FIND , LIVE-UP AND RENT DOWN. SOLARPANEL ROUGH-IN.
Inclusions:	CAMERA, ELECTRIC VECHICLE CHARGER ROUGH -IN,
Property Listed By:	Real Estate Professionals Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













