



283 NOLAN HILL Boulevard, Calgary T3R0P6

MLS®#: **A2150499** Area: **Nolan Hill** Listing **07/18/24** List Price: **\$969,999**
 Status: **Active** County: **Calgary** Change: **-\$10k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2013** Abv Sqft: **2,465**
 Lot Sz Ar: **4,111 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **2,465**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

DOM

60
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard,Rain Gutters**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Garburator,Range Hood,Refrigerator,Washer,Water Purifier,Water Softener**
 Int Feat: **Central Vacuum,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Second	14`4" x 11`7"	Bedroom	Second	10`0" x 11`7"
Bedroom - Primary	Second	13`11" x 14`6"	Bedroom	Basement	11`3" x 11`8"
Entrance	Main	8`9" x 6`8"	Dining Room	Main	9`11" x 10`4"
2pc Bathroom	Main	4`11" x 5`1"	Mud Room	Main	10`8" x 4`11"
Pantry	Main	7`5" x 4`11"	Kitchen With Eating Area	Main	16`11" x 11`0"
Breakfast Nook	Main	11`2" x 12`0"	Living Room	Main	16`11" x 16`11"
4pc Bathroom	Second	8`10" x 8`0"	Laundry	Second	8`3" x 5`3"
Office	Second	10`7" x 6`5"	Bonus Room	Second	13`4" x 18`3"
5pc Ensuite bath	Second	14`10" x 10`2"	Walk-In Closet	Second	9`9" x 6`3"
Storage	Basement	4`7" x 3`5"	Furnace/Utility Room	Basement	18`1" x 7`11"

4pc Bathroom

Basement

4`11" x 7`10"

Flex Space
Legal/Tax/Financial

Basement

15`4" x 23`8"

Title:
Fee Simple
Legal Desc:

1310239

Zoning:
R-1

Remarks

Pub Rmks: **Welcome to luxury living in Nolan Hill! This stunning 4 bed/3.5 bath upgraded home is a true masterpiece, offering a rare blend of elegance, comfort, and nature's serenity. The main floor features LVP flooring, high ceilings, and abundant natural light, creating a welcoming ambiance. The gourmet kitchen is a chef's delight with extended quartz countertops, stainless steel appliances, and a spacious island perfect for entertaining. Upstairs, the primary suite is a luxurious retreat with a spa-like ensuite bathroom. The fully finished basement adds extra living space, including a fourth bedroom and a full bathroom. Outside, the backyard oasis with a deck and patio is an entertainer's dream. With 2 AC's, 2 furnaces, and many more features, this home is a rare find in Nolan Hill! Book your private showing today and make this piece of paradise yours!**

Inclusions:
Property Listed By:

N/A
Century 21 Bravo Realty

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