



THE
A-TEAM

**RE/MAX
FIRST**

623 NOLANLAKE Villas, Calgary T3R0Z7

MLS® #: **A2162267**

Area: **Nolan Hill**

Listing Date: **09/03/24**

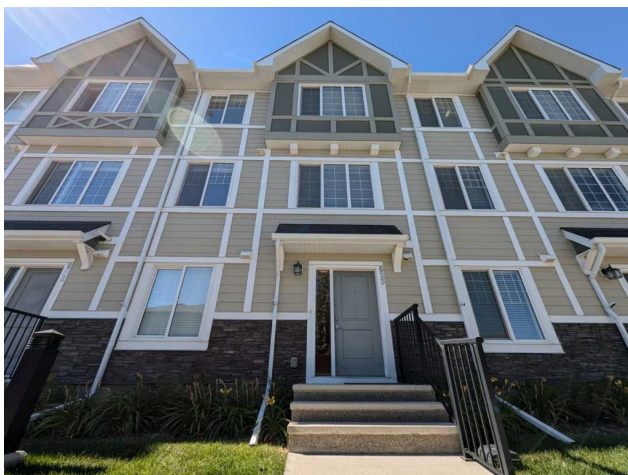
List Price: **\$560,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area
Abv Sqft: **1,678**
Low Sqft:
Ttl Sqft: **1,678**

DOM

15
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Composite Siding, Stone**
Flooring: **Carpet, See Remarks, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Kitchen Island, See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`4" x 13`0"
Dining Room	Main	10`7" x 9`7"
Bedroom - Primary	Upper	11`10" x 11`8"
4pc Ensuite bath	Upper	
Bedroom	Upper	9`5" x 10`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	11`0" x 13`11"
2pc Bathroom	Main	
Walk-In Closet	Upper	
4pc Bathroom	Upper	
Laundry	Upper	

Bedroom	Upper	7`9" x 10`4"	Den Legal/Tax/Financial	Lower	8`10" x 7`9"
----------------	--------------	---------------------	-----------------------------------	--------------	---------------------

Condo Fee: \$284		Title: Fee Simple		Zoning: M-1 d100	
		Fee Freq: Monthly			
Legal Desc:	1611365		Remarks		

Pub Rmks: **Welcome to 623 Nolanlake Villas! Finally your chance to own the perfect townhome in the desirable community of Nolan Hill. As soon as you step into this meticulously maintained interior unit, you will fall in love. Featuring three usable storeys, a large open floor plan with an abundance of light from the large windows of each floor, this townhome is sure to stun. This townhome features 3 large bedrooms, 2.5 bathrooms, with the addition of a large den/office on the lower floor. This home also includes the convenience of an oversized double attached garage, as well as both visitor parking and street parking steps away. As you enter, you are introduced to a large entrance with the den, utility room and garage all situated on the lower floor. As you walk up the stairs, you will be greeted to the bright and open concept that is designed for use, with 9 foot ceilings, a chef's kitchen and the dining and living rooms on opposite sides of the floor. The kitchen is designed perfectly, as it has stylish finishes throughout, stainless steel Whirlpool appliances, a garburator and has an immense amount of space, with large cupboards, a large stand-up pantry and a massive quartz island. The main floor is bright and inviting, with wall to wall windows and an extensive amount of room for both a separate dining room and living room. You will have all the space for entertaining guests, and they will love it! Warm, light grey laminate planks flow seamlessly through the main floor, and will lead you to the main floor balcony and this balcony space is just the cherry on top. It is perfect for those summer days and getting in the perfect BBQ evenings in, with the natural gas hook-up. The stairs to the upper floor starts with carpet, that leads up and throughout the floor and the three bedrooms. As soon as you reach the top of the stairs, you will be greeted by the cozy primary 12'x12' bedroom, that boasts tons of space, and has all the features you would want in your sanctuary. From a 8' long walk-in closet, to a four piece bathroom with a significantly big walk-in/stand up shower! As you follow the hallway on the upper floor, you will find another 4 piece bathroom, and two more sizeable bedrooms. These two bedrooms allow a ton of natural light from the large windows, have an extensive amount of room and storage with the closets. The beautiful community of Nolan Hill has its own sense of home, as it includes many amenities at your dispense. This townhome is just walking distance away from many parks, green spaces, playgrounds and a scenic lake. Minutes away from Sarcee, Shaganappi and Stoney Trail, it will be sure to make any commute simple, easy, and fast. Only minutes away from Costco Beacon Hill, along with other grocery stores including Co-op, Sobeys, Walmart all near by. Retail, banks, and schools are also minutes away.**

Inclusions:
Property Listed By: **Call seller directly
Honestdoor Inc.**

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





