



THE
A-TEAM

**RE/MAX
FIRST**

517 NOLANLAKE Villas, Calgary T3R 0Z7

MLS®#: **A2164401** Area: **Nolan Hill** Listing Date: **09/10/24** List Price: **\$499,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **957 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,703**
 Low Sqft:
 Ttl Sqft: **1,703**

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Front Yard,Lawn,Landscaped,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Rear,Insulated,Oversized,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Cement Fiber Board,Composite Siding,Stone,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`8" x 16`3"	Kitchen	Main	14`5" x 13`11"
Dining Room	Main	9`11" x 11`10"	Den	Lower	7`9" x 8`10"
Bedroom - Primary	Upper	10`5" x 12`0"	Bedroom	Upper	10`6" x 8`9"
Bedroom	Upper	9`2" x 8`8"	4pc Ensuite bath	Upper	7`11" x 8`2"
4pc Bathroom	Upper	4`11" x 8`5"	2pc Bathroom	Main	5`0" x 5`10"
Laundry	Upper	4`1" x 7`10"	Furnace/Utility Room	Lower	5`0" x 11`3"

Entrance	Lower	12`1" x 8`7"	Walk-In Closet Legal/Tax/Financial	Upper	13`2" x 3`9"
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Condo Fee: \$284		Title: Fee Simple		Zoning: M-1 d100	
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Legal Desc:	1611365				
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Remarks

Pub Rmks: **Don't miss this amazing opportunity to own this stunning three-storey townhome in the highly sought-after community of Nolan Hill that offers an exceptional opportunity for ownership. With 1,704 sq.ft of developed living space, this beautifully designed and modern townhouse features 3 bedrooms, 2.5 bathrooms, and a den or office space—perfect for those working from home or needing a quiet study area. The property includes an oversized double attached garage with nearby visitor parking. The open-concept floor plan is thoughtfully designed, featuring 9-foot ceilings, quartz countertops in the kitchen and bathrooms, upgraded full-height cabinetry, soft-close drawers, a large quartz island with ample cupboard space, a stylish subway tile backsplash, and Whirlpool stainless steel appliances. The bright and open main floor, with contemporary laminate flooring throughout, is flooded with natural light and ideal for entertaining. The East-facing living room leads to a large private balcony, complete with a gas line hookup for summer BBQs. Upstairs, the spacious primary bedroom boasts a full en-suite with dual vanities, an oversized standing shower, and a large walk-in closet. Two additional generously sized bedrooms, a 4-piece bathroom, and a conveniently located laundry area complete this level. Additional features include low flush toilets, triple-paned windows, an HRV system, 2" faux wood blinds, fiber cement siding and stone exterior, and a fully insulated and drywalled double attached garage with ample storage space. The front of the house faces a beautifully maintained community with green spaces, benches, and visitor parking. It's within walking distance to neighborhood parks and ponds and offers easy access to Sarcee Trail, Shaganappi, and Stoney Trail. Just 5 minutes from Sage Hill Centre and Beacon Hill Shopping Centre with Costco, Canadian Tire, grocery stores, gas stations, restaurants, and all Amenities. This meticulously maintained townhome is ready for you to move in and enjoy. Don't miss this chance to call it home—schedule your private showing today!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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











