

## 495 NOLAN HILL Drive, Calgary T3P0B1

| MLS®#:                                | A2168380                    | Area:         | Nolan Hill | Listing<br>Date:   | 09/24/24 |  | \$725,000                       |                |  |   |
|---------------------------------------|-----------------------------|---------------|------------|--|----------|--|---------------------------------|----------------|--|---|
| Status:                               | Active                      | County:       | Calgary    | Change:  | None     | Association  | on: Fort McMurray               |                |  |   |
|                                       |                             |               |            | General Int<br>Prop Type:<br>Sub Type:<br>City/Town:<br>Year Built:<br>Lot Informa<br>Lot Sz Ar:<br>Lot Shape:<br>Access:<br>Lot Feat:<br>Park Feat: | ation    | Residential<br>Detached<br>Calgary<br>2015<br>4,230 sqft<br>Back Yard,Landscap<br>Double Garage Atta |                                 | 2,032<br>2,032 | DOM<br>35<br>Layout<br>Beds:<br>Baths:<br>Style:<br>Parking<br>Ttl Park:<br>Garage Sz: | 3 (3 )<br>2.5 (2 1)<br>2 Storey<br>4<br>2 |
|                                       |                             |               |            |  |          | Utilities and Feature  | es                              |                |  |   |
| Roof:<br>Heating:<br>Sewer:           | Asphalt Shi<br>Forced Air,I | -             |            |  |          | Construc<br><b>Wood F</b><br>Flooring:   | rame                            |                |  |   |
| Ext Feat:                             | None                        |               |            |  |          | Hardwo<br>Water Sc<br>Fnd/Bsm  | od,Laminate,Tile                |                |  |   |
| Kitchen Ap<br>Int Feat:<br>Utilities: | opl:                        |               |            |  |          | licrowave,Refrigerato<br>n Floorplan,Pantry,Sto<br>Room Information                                  | r,Washer,Window<br>one Counters | Coverings      |  |   |
| Room                                  |                             | Level         |            | Dimension  | S        | Room   |                                 | Level          | Dim  | ensions                                   |
| 2pc Bath                              | room                        | Main          |            | 6`6" x 2`1   | .1"      | 5pc Ens  | uite bath                       | Upper          | 8`9'   | " x 9`11"                                 |
| Bedroom                               |                             | Upper         |            | 10`11" x 9   |          | Bonus R  |                                 | Upper          |  | 11" x 11`11"                              |
| Kitchen<br>4pc Bathı                  | room                        | Main          |            | 13`7" x 1(<br>8`9" x 4`1   |          | Bedroor  | n<br>n - Primary                | Upper          |  | 0" x 9`11"<br>7" x 12`3"                  |
| Apc Bathi<br>Den                      |                             | Upper<br>Main |            | 8 9 × 4 1<br>9`0" x 6`8  |          | Living R   | •                               | Upper<br>Main  |  | /" x 12 3"<br>11" x 12`4"                 |
| Dining Ro                             | oom                         | Main          |            | 10`6" x 0`   |          | 2.711g K   |                                 |                | 10   | ^   |

| Title:      | Zoning:  |
|-------------|--|
| Fee Simple  | R-G<br>1313364   |
| Legal Desc: | Remarks  |
|             |  |
| Pub Rmks:   | This north-facing 2-storey home, built by the award-winning Homes by AVI, offers a bright and practical floor plan. The main floor features a home office, a bright  |
|             | living room with a stunning gas fireplace, a dining area, and a gourmet kitchen with top-quality quartz countertops and stainless steel appliances. Upstairs, the<br>spacious master bedroom includes a 5-piece ensuite and a walk-in closet, along with two other well-sized bedrooms, a second full bathroom, and a bonus room wit<br>vaulted ceilings and two skylights. The elevated south-facing backyard is perfect for creating a bright vegetable garden. Located in Nolan Hill, a highly sought-afte<br>NW community, and zoned for Winston Churchill High School, this home and neighborhood are ready to welcome you. |
| Inclusions: | spacious master bedroom includes a 5-piece ensuite and a walk-in closet, along with two other well-sized bedrooms, a second full bathroom, and a bonus room with vaulted ceilings and two skylights. The elevated south-facing backyard is perfect for creating a bright vegetable garden. Located in Nolan Hill, a highly sought-afte   |

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