



THE
A-TEAM

**RE/MAX
FIRST**

81 NOLANLAKE Cove, Calgary T3R 0Z7

MLS®#: **A2175137**

Area: **Nolan Hill**

Listing Date: **10/25/24**

List Price: **\$559,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area
Abv Sqft: **1,745**
Low Sqft:
Ttl Sqft: **1,745**

DOM

4
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar: **850 sqft**
Lot Shape:

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

Entrance	Lower	8`7" x 5`7"	Walk-In Closet Legal/Tax/Financial	Upper	8`1" x 5`6"
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Condo Fee: \$284		Title: Fee Simple		Zoning: M-1 d100	
Legal Desc:	1611365	Fee Freq: Monthly			

Remarks

Pub Rmks: **Welcome to 81 Nolanlake Cove NW! Finally your chance to own the perfect three-storey townhome in the highly sought-after community of Nolan Hill. Offering 3 bedrooms, a den, and a spacious 1,745 sq. ft. of living area, this home combines comfort, modern living, and ample space. The den is perfect for working from home or desire a quiet area for reading and studying. The property includes an oversized double attached garage, with visitor parking steps away at the rear, and street parking right in front of the unit. Inside, you'll find a well-designed open-concept floor plan boasts 9-foot ceilings, brand new carpets, freshly painted throughout, quartz countertops in both the kitchen and bathrooms. The kitchen is stylishly appointed with upgraded cabinetry, soft-close drawers, a massive quartz island with plenty of cupboards space, a good size stand-up pantry, stylish neutral subway tile backsplash, and Whirlpool stainless steel appliances. The main floor is bright and inviting, ideal for entertaining, with contemporary laminate planks flooring flowing seamlessly through the living area, dining room, kitchen, and 2-piece powder room. Step out onto the large private balcony, complete with a natural gas line hookup-perfect for summer BBQs. Upstairs, the primary bedroom impresses with a full en-suite featuring dual vanities with loads of counter space, a large walk-in closet, and an oversized standing shower. Two additional generously sized bedrooms, a full bathroom, and a conveniently located laundry area complete the upper level. Additional features include low flush toilets, triple-paned windows, HRV system, 2" faux wood blinds, fiber cement siding, and a stone exterior. The large side-by-side double attached garage is fully insulated, dry-walled, and offers plenty of storage space. The community offers green spaces, benches, visitor parking, and is within walking distance to parks and ponds. With easy access to Sarcee Trail, Shaganappi, and Stoney Trail, and just 5 minutes to 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 move-in ready. Truly a great place to call home—don't miss out, book your private showing today!**

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

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











