



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**435 NOLAN HILL Drive, Calgary T3R0S9**

MLS®#: **A2180645**

Area: **Nolan Hill**

Listing **11/22/24**

List Price: **\$749,900**

Status: **Pending**

County: **Calgary**

Date:  
Change: **-\$15k, 10-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2014**

Lot Information

Lot Sz Ar: **4,101 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,019**

Low Sqft:

Ttl Sqft: **2,019**

DOM

**29**

Layout

Beds: **4 (3 1 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Gentle Sloping,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`10" x 12`5"
Dining Room	Main	10`5" x 8`11"
2pc Bathroom	Main	6`6" x 2`11"
Walk-In Closet	Upper	8`9" x 4`6"
Bedroom	Upper	11`7" x 10`0"
4pc Bathroom	Upper	8`8" x 4`10"
Bedroom	Basement	14`2" x 11`3"

Room	Level	Dimensions
Kitchen	Main	13`8" x 11`2"
Den	Main	9`0" x 6`7"
Bedroom - Primary	Upper	12`7" x 12`2"
Bedroom	Upper	10`10" x 10`0"
Bonus Room	Upper	17`10" x 11`11"
5pc Ensuite bath	Upper	10`0" x 8`9"
Game Room	Basement	15`4" x 10`0"

<b>Den</b>	<b>Basement</b>	<b>11'3" x 9'11"</b>	<b>3pc Bathroom</b> Legal/Tax/Financial	<b>Basement</b>	<b>6'5" x 6'5"</b>
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Title: <b>Fee Simple</b>	Zoning: <b>R-G</b>
Legal Desc: <b>1313364</b>	

Remarks

Pub Rmks: **Welcome to 435 Nolan Hill Drive NW, a meticulously designed home that seamlessly blends style, functionality, and modern convenience in the desirable community of Nolan Hill. This spacious property offers 4 bedrooms, 3.5 bathrooms, and thoughtful details throughout. The main floor invites you into a warm and welcoming living space, featuring a cozy gas fireplace. A dedicated office provides the perfect work-from-home setup, while the back mudroom ensures an organized entryway for busy households. The well-appointed kitchen is a chef's dream, complete with upgraded stainless steel appliances, high-end finishes, and a seamless flow into the dining and living areas, making it ideal for both family meals and entertaining. Upstairs, a large bonus room provides a versatile space for movie nights, a play area, or additional lounging. The primary suite is a true retreat, boasting a luxurious 5-piece ensuite with dual sinks, a deep soaker tub, a stand-up shower and sizeable walk-in closet. Two generously sized bedrooms, another full bathroom and a well appointed laundry room complete the upper floor. The fully finished basement enhances the home's livability, featuring a spacious fourth bedroom, a full bathroom, and an additional family or recreation area complete with wet bar, perfect for hosting guests or creating a private retreat. Step outside to enjoy the south-facing backyard, beautifully landscaped for outdoor gatherings, gardening, or simply soaking in the sun. A double attached garage adds convenience and ample storage. Nolan Hill is a picturesque, family-friendly community in Calgary's northwest, offering a perfect blend of modern amenities and natural beauty. With scenic walking trails, parks, and playgrounds, it's ideal for outdoor enthusiasts. Conveniently located near shopping, dining, and services at Sage Hill and Beacon Hill, Nolan Hill also provides easy access to major routes like Stoney Trail. This vibrant neighbourhood combines a welcoming community atmosphere with all the conveniences of city living.**

Inclusions: **n/a**  
 Property Listed By: **RE/MAX House of Real Estate**

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











