



THE
A-TEAM

**RE/MAX
FIRST**

59 NOLANLAKE View, Calgary T3R 0W2

MLS®#: **A2182005**

Area: **Nolan Hill**

Listing Date: **12/03/24**

List Price: **\$749,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 12-Dec**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,745 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,808**
Low Sqft:
Ttl Sqft: **1,808**

DOM

18
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,Few Trees,Lawn,Landscaped,Rectangular Lot,Sloped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`0" x 10`3"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Second	9`8" x 9`8"
Bedroom - Primary	Second	12`8" x 12`9"
Bedroom	Second	9`2" x 11`1"
Flex Space	Basement	8`11" x 14`9"
Family Room	Basement	17`8" x 10`5"

Room	Level	Dimensions
Kitchen	Main	12`9" x 13`4"
Bonus Room	Second	14`0" x 11`5"
4pc Bathroom	Second	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Basement	8`5" x 11`11"

Title: **Fee Simple**
Zoning: **R-G**
Legal Desc: **1413420**

Remarks

Pub Rmks: **Stunning Walkout 2-Storey Family Home Located on a quiet crescent in the sought-after community of Nolan Hill, this beautifully designed 4-bedroom, fully finished walkout home by Jager Homes is perfect for modern family living. With an open-concept main floor featuring 9ft ceilings, a bright living room with a gas fireplace, and a gourmet kitchen complete with sleek white cabinetry, granite countertops, a large island, pantry, and stainless steel Whirlpool appliances, this home is as functional as it is stylish. Upstairs, you'll find 3 spacious bedrooms, a sunny bonus room with vaulted ceilings and a private door that could serve as a fourth bedroom, and a master suite with a walk-in closet and an ensuite featuring a soaker tub and separate shower. The second floor also includes a convenient laundry room with ample storage. The fully finished walkout basement adds even more living space with a 4th bedroom, a full bathroom, a large rec room, and access to the fenced backyard with a concrete patio and immaculate landscaping. With upgraded laminate and tile flooring throughout, proximity to playgrounds, parks, and shopping at Sage Hill Crossing and Beacon Hill Centre, as well as easy access to Sarcee and Shaganappi Trails, this home offers style, comfort, and convenience. Quick possession is available—don't miss out on this incredible opportunity!**

Inclusions: **N/A**
Property Listed By: **Kirin Realty & Management Inc.**

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













