



THE
A-TEAM

**RE/MAX
FIRST**

76 NOLANLAKE View, Calgary T3R0W3

MLS®#: **A2186167** Area: **Nolan Hill** Listing Date: **01/09/25** List Price: **\$1,089,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2015** Abv Sqft: **2,567**
Lot Information Low Sqft:
 Lot Sz Ar: **5,177 sqft** Ttl Sqft: **2,567**
 Lot Shape:

DOM

1
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Lawn,Open Lot,Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Playground**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`11"
Den	Main	16`1" x 10`4"
Foyer	Main	13`3" x 11`8"
Pantry	Main	4`2" x 9`1"
5pc Ensuite bath	Second	14`2" x 11`9"
Bedroom	Second	11`10" x 17`7"
Laundry	Second	7`10" x 5`5"

Room	Level	Dimensions
Kitchen	Main	12`10" x 14`8"
Dining Room	Main	12`10" x 8`4"
Living Room	Main	16`1" x 17`11"
4pc Bathroom	Second	8`1" x 4`10"
Bedroom	Second	9`0" x 13`5"
Family Room	Second	19`1" x 17`3"
Bedroom - Primary	Second	14`4" x 18`9"

Walk-In Closet
Other
Storage

Second
Basement
Basement

4`8" x 11`8"
4`10" x 15`0"
15`1" x 15`5"

4pc Bathroom
Game Room

Basement
Basement

8`1" x 4`10"
27`7" x 44`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1413420

Remarks

Pub Rmks:

A Dream Home Awaits You! If you've been searching for a home that truly checks all the boxes, look no further! This gorgeous, custom-built home boasts over 3,700 sq.ft. of living space and is situated on one of the most coveted lots, offering breathtaking views of a ravine. With a fully finished walk-out basement, this property is perfect for those who appreciate fine craftsmanship and luxurious details. Grand Entrance & Impressive Design. As soon as you step inside, you'll be greeted by a grand entrance. The large foyer and striking custom staircase with open risers and elegant railing immediately capture the essence of the home's luxurious design. The open concept floor plan takes full advantage of the natural light, with full-height windows at the back of the home, offering stunning views of the surrounding landscape. The heart of this home is undoubtedly the gourmet kitchen. Equipped with a Bosch 5-burner gas stove, full-height cabinets, a huge island with extra storage, and a wine fridge, it's designed to make cooking and entertaining a breeze. The massive walk-thru pantry offers additional storage space, so you can keep everything neatly organized and within easy reach. Whether you're hosting family gatherings or enjoying a quiet meal, this kitchen is built to impress. The upgraded Trex composite deck is the perfect extension of your living space. Featuring glass panels and offering gorgeous views of the ravine, it's an ideal spot to relax, host barbecues, or simply take in the serenity of your surroundings. The seamless connection between the indoors and outdoors ensures that you'll enjoy the beauty of nature all year long. After a long day, retreat to your spacious master bedroom, a tranquil haven designed for relaxation. The room features a huge walk-in closet and a spa-like ensuite that's sure to take your breath away. Indulge in the Relax mist Steam Shower with Aromatherapy, unwind in the jetted tub, or enjoy the convenience of dual sinks—every detail is designed to provide you with the ultimate in comfort. The upper level of the home is ideal for families, offering two well-sized rooms, a 4-piece bathroom, and a convenient laundry room. The bonus room is wired for a 7.1 home theater sound system, making it the perfect space for movie nights or creating a private media room. Entertainment-Ready Lower Level. The fully finished lower level is where the fun happens! With a huge family room, wet bar, and a 4-piece bathroom, it's the perfect space for hosting gatherings or enjoying family time. Plus, there's room for a potential 4th bedroom if you need additional space. Whether you're relaxing with loved ones or hosting guests, this versatile space has it all. Also features Garage ceiling height with High Door to facilitate car lift. Book your viewing today....

Inclusions:
Property Listed By:

4 TV Mounts
Real Estate Professionals Inc.

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











