



THE
A-TEAM

**RE/MAX
FIRST**

72 NOLANLAKE View, Calgary T3R 0W3

MLS®#: **A2195320**

Area: **Nolan Hill**

Listing Date: **02/20/25**

List Price: **\$999,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,300**
Low Sqft:
Ttl Sqft: **2,300**

Lot Information

Lot Sz Ar: **4,305 sqft**
Lot Shape:

DOM

2
Layout
Beds: **3 (3)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,No Neighbours Behind**
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit**

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

Kitchen Appl: **Dishwasher,Double Oven,Dryer,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Suspended Ceiling,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	17`0" x 13`9"	Kitchen	Main	14`0" x 10`9"
Dining Room	Main	10`11" x 9`3"	Pantry	Main	5`5" x 4`9"
Foyer	Main	9`3" x 7`1"	Mud Room	Main	8`9" x 5`7"
2pc Bathroom	Main	5`5" x 5`0"	Family Room	Upper	19`1" x 18`3"
Bedroom - Primary	Upper	13`7" x 11`11"	Walk-In Closet	Upper	7`10" x 7`7"
4pc Ensuite bath	Upper	10`11" x 5`10"	Bedroom	Upper	13`7" x 9`3"

Bedroom
4pc Bathroom
Game Room
2pc Bathroom

Upper
Upper
Basement
Basement

11`10" x 9`3"
9`7" x 8`7"
16`8" x 15`4"
7`7" x 3`2"

Laundry
Family Room
Flex Space
Storage

Legal/Tax/Financial

Upper
Basement
Basement
Basement

9`7" x 5`2"
13`7" x 9`8"
17`0" x 9`5"
23`8" x 6`9"

Title:
Fee Simple
 Legal Desc:

1413420

Zoning:
R-G

Remarks

Pub Rmks:

****OPEN HOUSE SAT FEB 22 FROM 2:00PM - 3:30PM** This charming 3-bdrm, 2 full bath + 2 1/2 bath detached home offers the perfect blend of style and functionality. The spacious kitchen is truly the heart of this home, with high-end finishes and ample storage for all your culinary needs. It features plenty of cabinets and drawers for ultimate organization, a Bosch dishwasher, and double ovens. The electric flat-top stove provides sleek, modern cooking while while The oversized island is perfect for both food prep and casual dining, with its two-toned color adding visual appeal. Above, lighting on top of the cabinets casts a soft glow, complementing the neutral-colored cabinets and creating an inviting atmosphere that enhances the overall space. A walkthrough with extra cabinetry, counter space AND A walk-in pantry from the kitchen leads to the mudroom, complete with built-in benches, an oversized walk-in closet, and direct access to the HEATED garage. UPSTAIRS, the bonus room centers the primary bedroom and 2 spare bdrms. The primary suite is a retreat in every sense, featuring a walk-in closet with custom shelving and a spa-inspired ensuite with a walk-in shower, and double vanity. Two additional bedrooms, including one with a Murphy bed and a dedicated laundry room, yes its upstairs, is complete with extra shelving for additional storage. The fully developed basement extends the heart of the home, offering a cozy rec room, media space, or home gym, plus an additional Murphy bed for guests and a convenient half bath. The utility room adds even more functionality with extra storage space, perfect for keeping seasonal items, tools, and household essentials neatly tucked away. The south facing backyard is an entertainer's dream, featuring a fire pit on a rocked seating area, a metal gazebo, and hidden extra storage cleverly placed under the balcony which is seamlessly camouflaged to blend with the home. Surrounded by parks, walking trails, and community amenities, this home isn't just a place to live—it's a place to create lasting memories, quiet mornings with coffee, and joyful evenings by the fire. This is more than a house; it's where your next chapter begins. Come see it for yourself and fall in love.**

Inclusions: **tire rack in garage, fire pit in back yard, gazebo above the backyard, 2x Murphy beds (basement + spare bedroom), wooden shelving in primary bedroom above bed , tv mount above fireplace (not tv)**

Property Listed By: **Greater Property Group**

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











