

## 303 NOLAN HILL Boulevard, Calgary T3R0P6

MLS®#:	A2195724	Area:	Nolan Hill	Listing Date:	02/26/25	l	List Price:	\$1,120,000			
Status:	Active	County:	Calgary	Change:	None	ļ	Associatio	n: Fort McMurray			
-	228			<u>General Info</u> Prop Type:	ormation	Residential				<u>DOM</u> <b>1</b>	
				Sub Type: City/Town: Year Built:		Detached Calgary 2014		<u>Finished Floor Area</u> Abv Sqft:	2,882	<u>Layout</u> Beds: Baths:	5 (4 1 ) 3.5 (3 1)
			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Lot Informa	<u>tion</u>	4,951 sqft		Low Sqft: Ttl Sqft:	2,882	Style:	2 Storey
				Lot Shape: Access: Lot Feat:					_,	<u>Parking</u> Ttl Park:	6
						Corner Lot				Garage Sz:	3
	-			Park Feat:		Triple Garag	ge Attach	ed			
						Utilities an	d Feature	S			

Roof:	Asphalt Shingle		Construction:						
Heating:	Forced Air		· ·	Vinyl Siding,Wood Frame					
Sewer: Ext Feat:	Balcony,BBQ gas line,Private Yard		Flooring: <b>Carpet,Hardwood,Vinyl Plank</b> Water Source: Fnd/Bsmt:						
Kitchen Appl: Int Feat: Utilities:			Poured Concrete on Cooktop,Microwave,Range Hood, itchen Island,Quartz Counters Room Information	Refrigerator,Washer,Window C	overings				
Room	Level	Dimensions	<u>Room</u> Legal/Tax/Financial	Level	Dimensions				
Title: <b>Fee Simple</b> Legal Desc:	1310239	Zoning: <b>R-G</b>							
2090. 2000.			Remarks						
Pub Rmks:	Welcome to your dream	n home in the picturesque co	ommunity of Nolan Hill! This expans	ive family residence boasts ov	er 4,000 square feet of exquisitely finished	1			

living space on 3 floors designed to accommodate your every need. With five spacious bedrooms and four well-appointed bathrooms, this home provides ample room for family and guests. The kitchen is truly a chef's paradise, designed with both functionality and style in mind. At its center is an oversized island that serves as a focal point for cooking, dining, and entertaining. High-end stainless-steel appliances, ensure a seamless cooking experience. Custom cabinetry offers ample storage, while elegant countertops and a stylish backsplash add a touch of sophistication. The open-concept layout allows for easy interaction with guests in the adjoining living and dining areas, making this kitchen the heart of the home. Retreat to the primary suite, complete with a generous walk-in closet, an attached sitting room with an outdoor balcony, and a luxurious ensuite that offers a haven of relaxation. From the main floor living room, to the upper bonus room and the expansive rec room in the basement with a wet bar, this home has multiple areas for your family to spread out and relax. Enjoy a seamless work-from-home experience with a dedicated office space and maintain your fitness routine in your own personal gym room. The triple attached garage is a rare feature and there's space for 3 more vehicles in the driveway, ensuring plenty of parking and storage. This home is conveniently located on an easily accessible corner lot and boasts a very private, professionally landscaped backyard. The owners have been very diligent with maintaining this property, the roof was replaced this year, a new dishwasher was installed in 2024, and they've done regular annual servicing on the furnace, water heater and A/C unit. This stunning home is a perfect blend of comfort and elegance, ready to welcome its new owners.

Inclusions: Property Listed By:

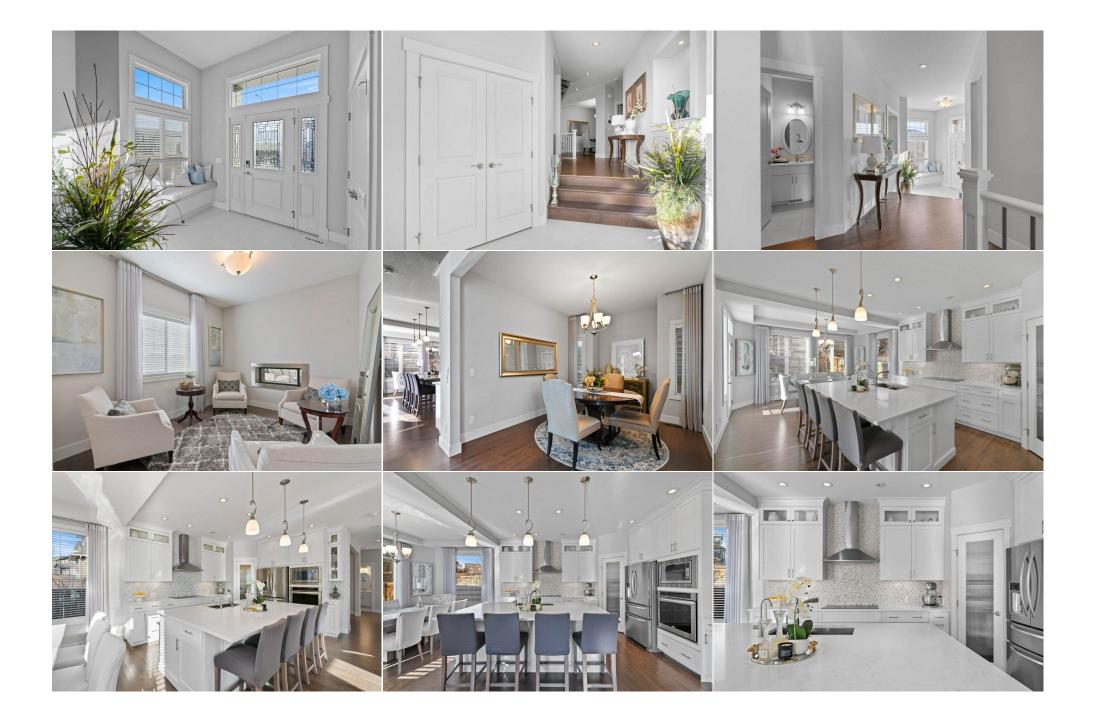


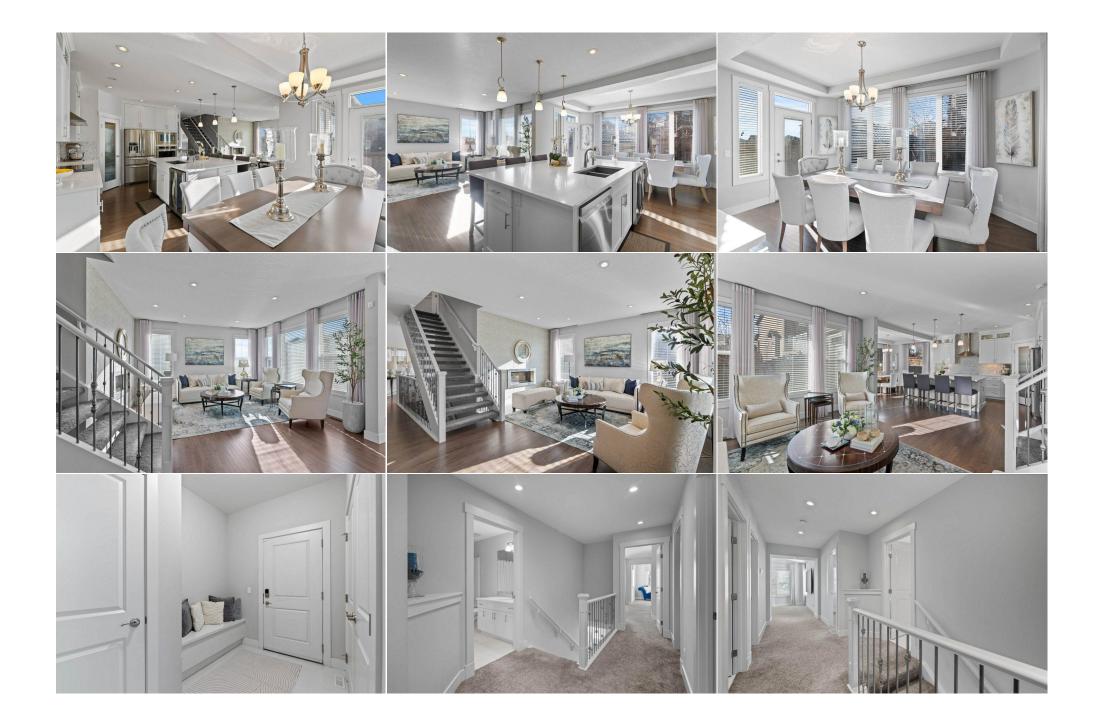
## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

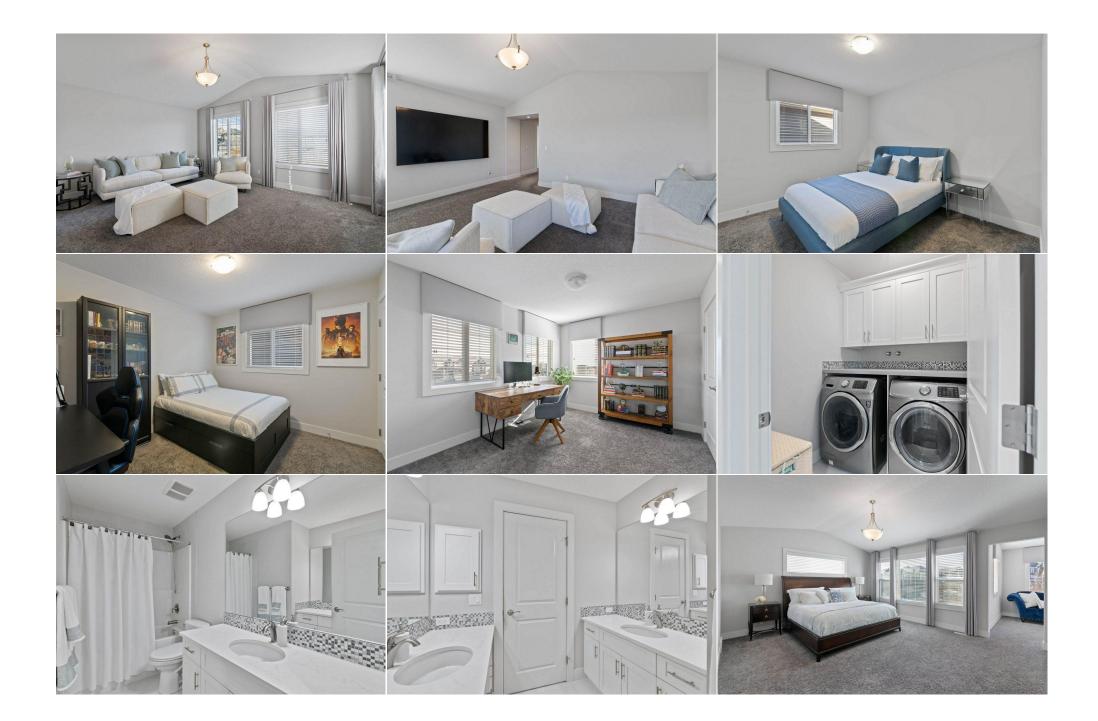
Gazebo and patio furniture, all custom blinds and drapes, water filtration system under kitchen sink.

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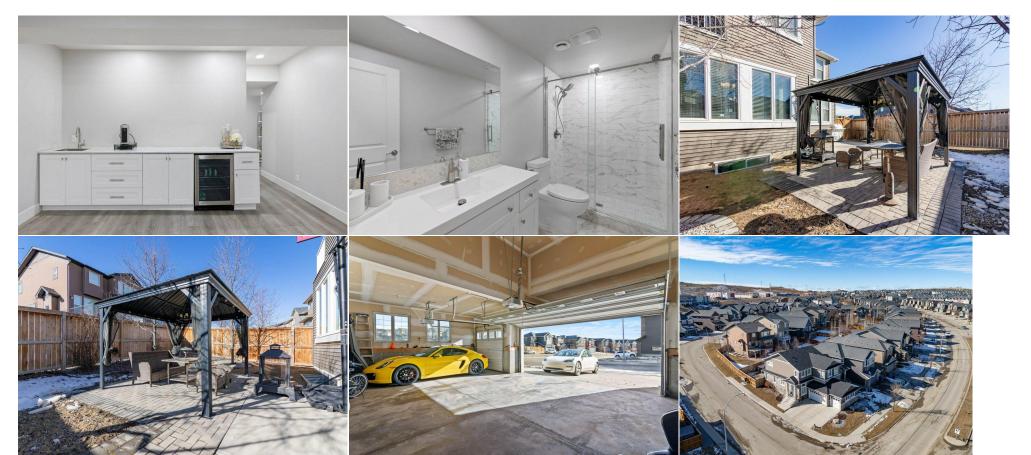
**Grassroots Realty Group** 













303 Nolan Hill Blvd NW, Calgary, AB Mein Roar Exterior Area 1338 65 sq 1 Interior Area 1234 45 sq 1 Exclude Area (514.95 sq 1)



303 Nolan Hill Blvd NW, Calgary, AB

2nd Floor Extenior Area 1545.27 sq ft Interior Area 1431.01 sq ft



