



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**303 NOLAN HILL Boulevard, Calgary T3R0P6**

MLS®#: **A2195724**      Area: **Nolan Hill**      Listing Date: **02/26/25**      List Price: **\$1,120,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2014**  
Lot Information  
 Lot Sz Ar: **4,951 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,882**  
 Low Sqft:  
 Ttl Sqft: **2,882**

DOM

**1**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Corner Lot**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Hardwood, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony, BBQ gas line, Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Oven, Dishwasher, Dryer, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title:      Zoning:  
**Fee Simple**      **R-G**  
 Legal Desc: **1310239**

Remarks

Pub Rmks: **Welcome to your dream home in the picturesque community of Nolan Hill! This expansive family residence boasts over 4,000 square feet of exquisitely finished**

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:

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

Grassroots Realty Group

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













