

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> 1	
				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: Carpet,Hardwood,Vinyl Plank 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: Fee Simple Legal Desc:	1310239	Zoning: R-G							
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.

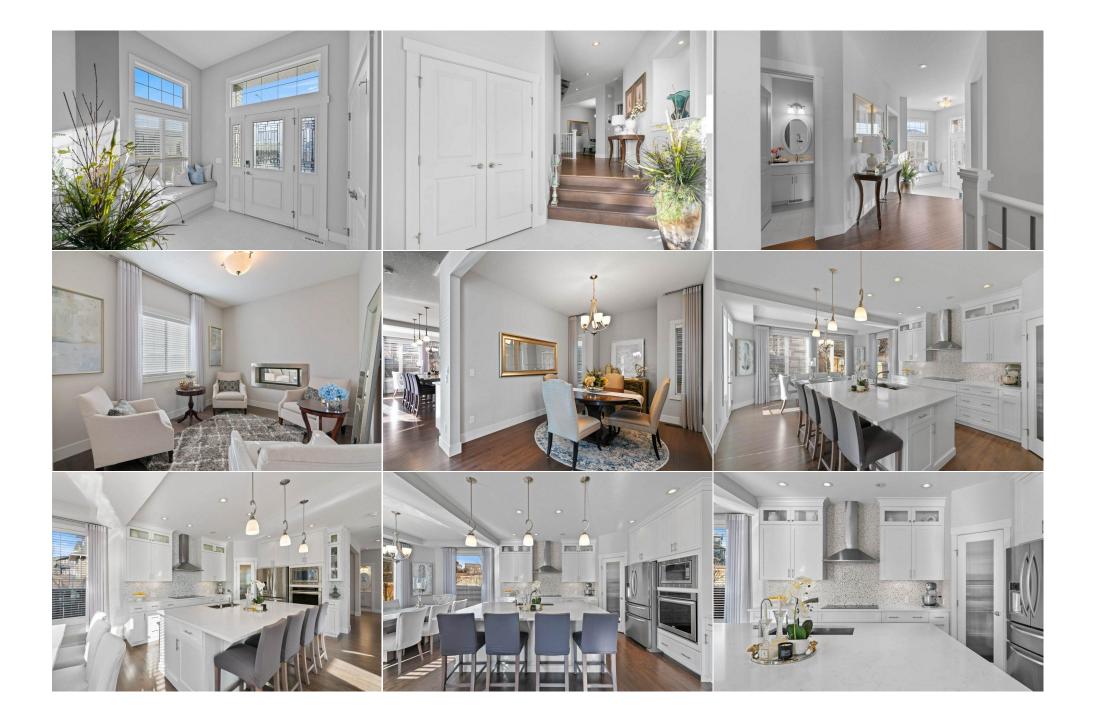
Inclusions: Property Listed By:

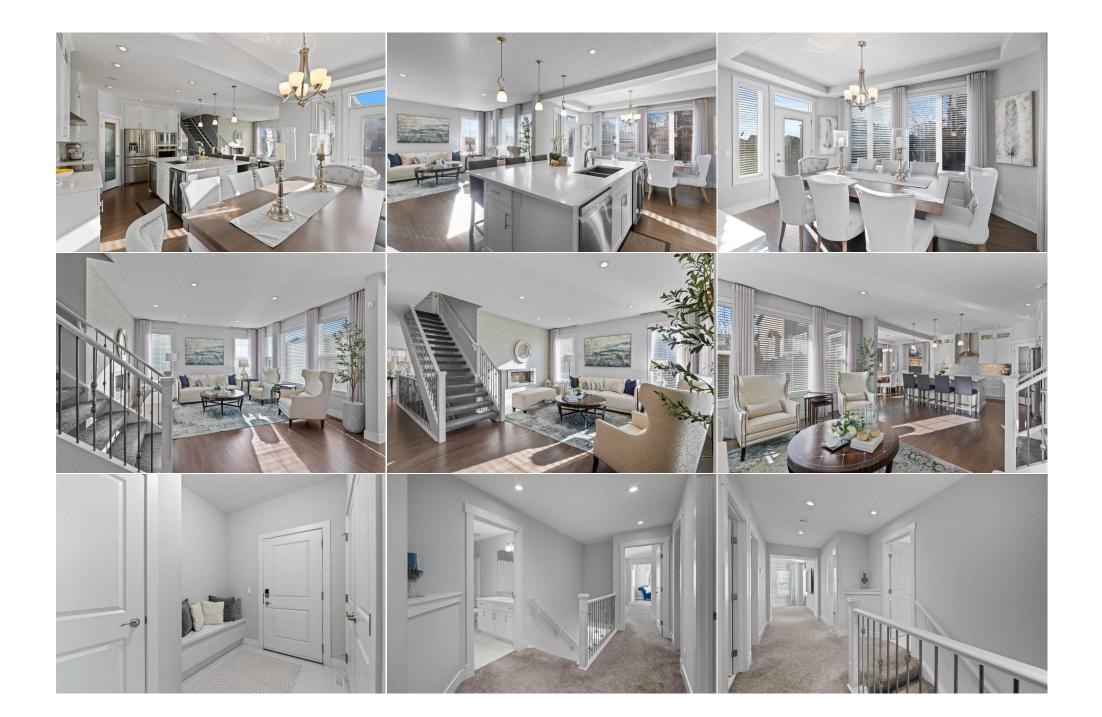


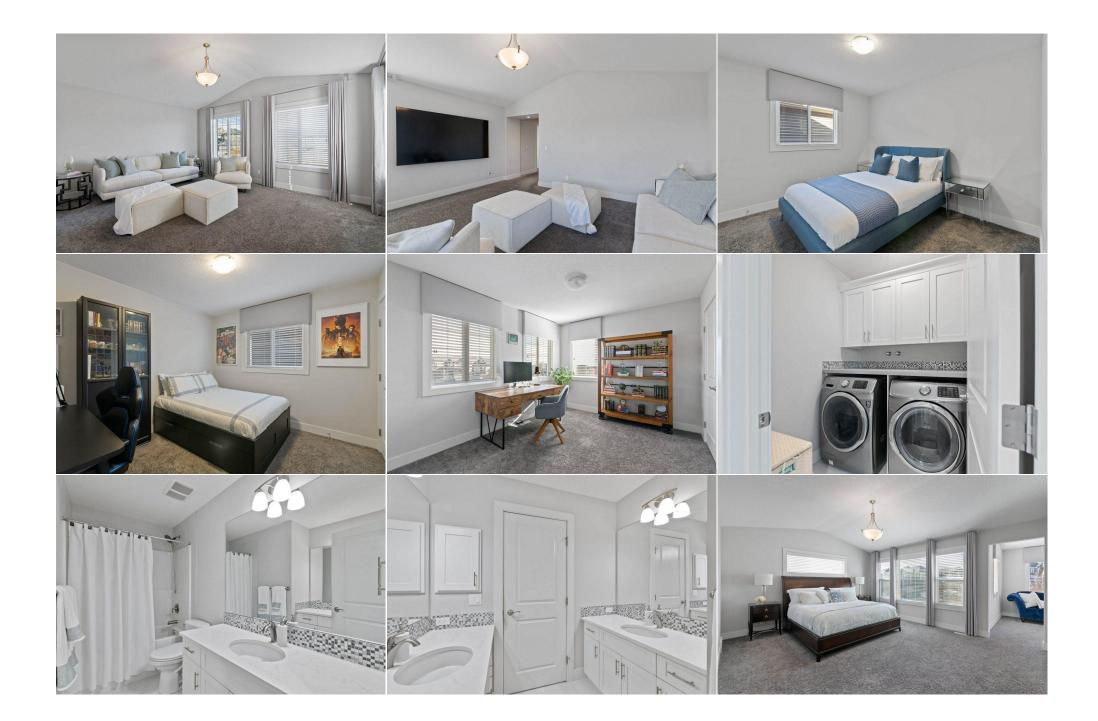
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

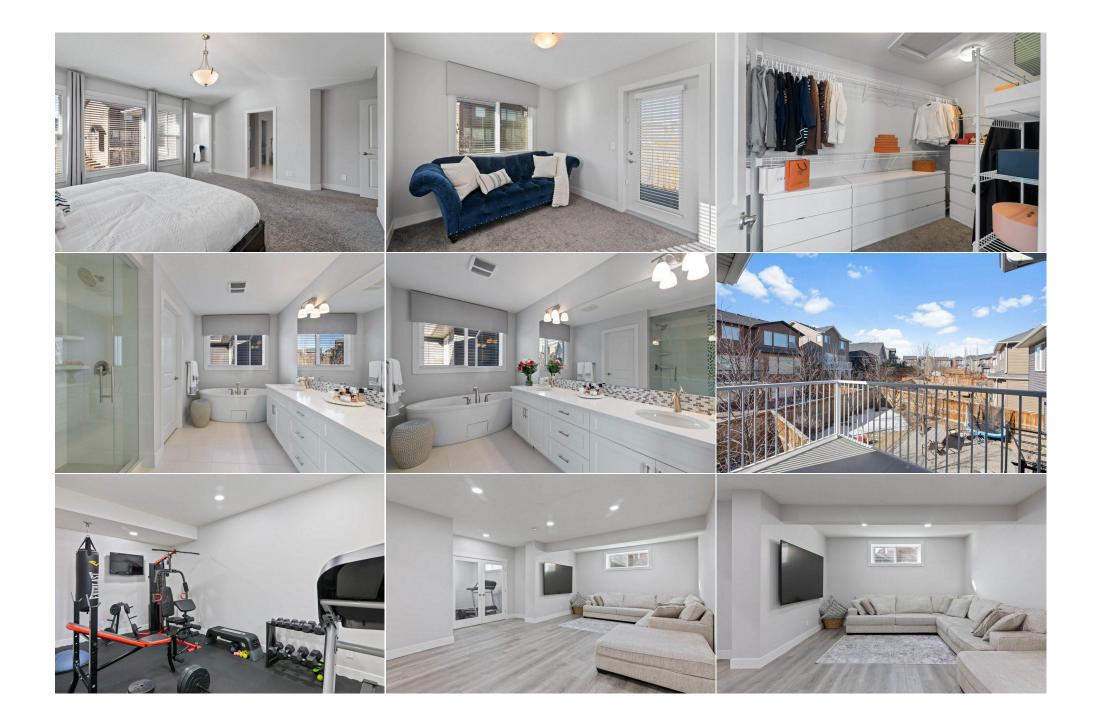
Gazebo and patio furniture, all custom blinds and drapes, water filtration system under kitchen sink.

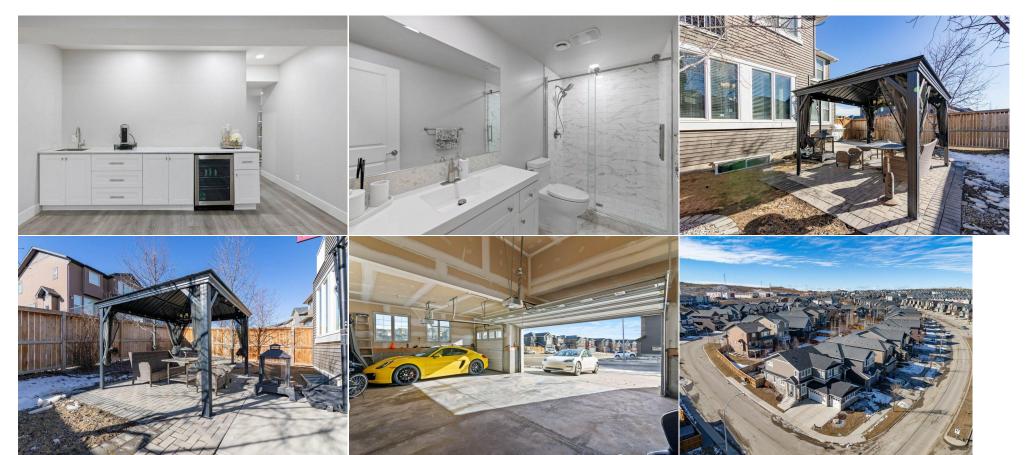
Grassroots Realty Group













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



