

**364 Nolan Hill Boulevard NW  
Calgary, Alberta**

**MLS # A2165641**



**\$789,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,033 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Shed, TV wall mounts throughout, Mounted security cameras, Central vacuum system (no attachments), 2 beverage fridges.

OPEN HOUSE SAT, SEPT 21 - 2PM-4PM | Welcome to Nolan Hill, one of Calgary's best NW communities, where this stunning single-family home awaits you. Upon entering the front door, you'll be captivated by the open concept main floor layout & all of the upgrades. The spacious & bright living area offers a stunning gas fireplace and seamlessly connects to the kitchen & dining space, creating the perfect atmosphere for entertaining guests or enjoying quality time with loved ones. The kitchen boasts an array of upgrades that elevate both style & functionality. With SS appliances, granite countertops, large island, ample cabinet space, & a convenient walk through pantry with beverage fridge, this culinary haven is sure to inspire your inner chef. A 2 pc powder room, a mud room w/ built ins and access to the garage complete the main level. As you make your way upstairs, you'll discover a peaceful retreat in the form of three generously sized bedrooms. Each room offers large windows that invite an abundance of natural light into the home. The primary bedroom can fit a king size suite & offers a stunning 5 pc ensuite bathroom w/ large w/i shower and soaker tub, & don't forget the spacious w/i closet. You'll also find a huge central bonus room upstairs & the laundry room is conveniently located up here as well! The finished basement adds a valuable dimension to this property, providing a versatile space that can be tailored to your specific needs. A large rec room w/ built in bar, 4th bedroom, beautiful 4 pc bath, plus tons of storage space! Outside, you'll find a well-maintained yard, perfect for outdoor activities & relaxation. Whether you're hosting summer BBQs, gardening, or simply enjoying the fresh air, the outdoor space offers an extension of your living area. This property also features a double attached garage and central AC! Living here means

you can enjoy a thriving community that blends the tranquility of suburban living with convenient access to urban amenities. Proximity to schools, parks, shopping centers, & recreational facilities ensures that everything you need is just a few steps away. Don't miss this opportunity to own a beautifully upgraded single-family home in the sought-after community of Nolan Hill. Schedule your showing today!