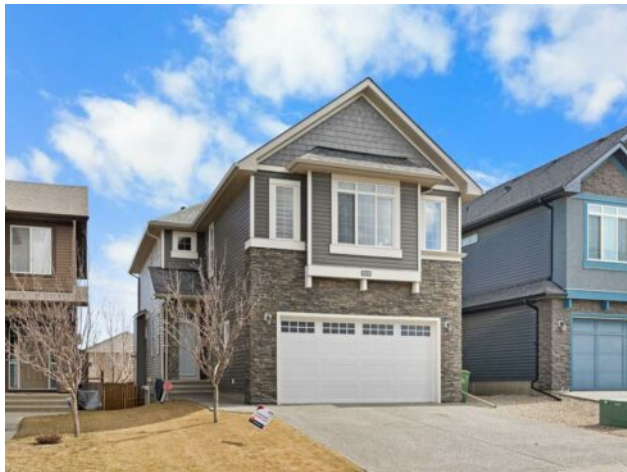


212 Nolanshire Point NW
Calgary, Alberta

MLS # A2213213



\$749,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,240 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: Heater in Garage

Perfect Home for the growing family, must see this over 2200 square feet home that truly is Pride of Ownership and with tons of recent upgrades. This home is located on the quiet Crescent in Nolan Hill. Open floor plan with 9 foot ceilings, Spacious and upgraded Kitchen with tons of cabinetry, large Island with Granite countertops, upgraded Fridge and Stove (within last 2 years). Opens to the large Dining Nook, patio doors to the newer Covered Deck with stairs to the backyard and patio. Living Room with the Fireplace and big windows is perfect for entertaining with friends and families. Main floor Den is perfect for home office. Newer Vinyl Plank flooring throughout the main level, and in the Bonus Room and Primary Bedroom on upper level. Large Primary Bedroom with deluxe Ensuite, double soaker tub and separate Shower, 2 vanity sinks, and walk-in closet. 2 other good sized bedrooms, Laundry Room and the huge Bonus Room to relax that completes the upper level. Upgrades include: Air conditioning, Heated garage, newer Hot water tank, Window shutters with remote for the windows and the Patio doors for security when you go on an extended holiday. The fenced and nicely landscaped SE backyard is great for your family gathering, BBQ gas hook up on Covered Deck with composite boards. Exposed Aggregate driveway and walkway, extensive use of stone in the exterior really enhance the Estate quality of this home. Nolan Hill is a desirable neighbourhood for families, close to Beacon Hills Shopping Centre, T & T Supermarket and Walmart on Shaganappi Trail. Don't miss it.