

86 Nolan Hill Heights NW Calgary, Alberta

MLS # A2168981



\$534,999

Division:	Nolan Hill		
Type:	Residential/Other		
Style:	3 Storey		
Size:	1,719 sq.ft.	Age:	2013 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 410
Basement:	Separate/Exterior Entry, Finished, None, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this luxurious and modern three-storey townhome, where style meets comfort in a prime CUL-DE-SAC location! This home features a FULLY FINISHED WALKOUT and a HEATED DOUBLE FRONT ATTACHED GARAGE, ensuring convenience year-round. Enjoy the outdoors with TWO west-facing decks that offer stunning, unobstructed views of a serene NATURE RESERVE, as well as the rare opportunity to enjoy both the sunrise and sunset from your home. Inside, the spacious and bright OPEN FLOOR PLAN is bathed in NATURAL LIGHT from large windows, highlighting the home's sophisticated upgrades. The main level boasts 9-foot ceilings, adding to the airy ambiance. The OPEN-CONCEPT KITCHEN is a chef's delight, with quartz countertops, a large island, extended cabinetry, and a built-in desk area—perfect for remote work or meal planning. High-end stainless steel appliances elevate the space, while the adjacent dining area and a cozy gas fireplace adds warmth and ambiance. A convenient half bath completes the main floor. Upstairs, retreat to the master suite, complete with a luxurious 4-PIECE ENSUITE and a spacious WALK-IN CLOSET. The second bedroom is equally generous and is served by a full 3-piece bathroom and another walk-in closet. For added convenience, the home features upstairs laundry with a BRAND NEW WASHER and DRYER. The walkout lower level is a versatile space, ideal as a family room, home office, or personal gym, with additional storage and direct access to the heated garage. Step outside to the covered patio to unwind and enjoy the peaceful surroundings. Plus, the home is equipped with AIR CONDITIONING, ensuring comfort during warmer months. Located in a peaceful CUL-DE-SAC, this property is just steps from a PLAYGROUND and scenic walking and cycling paths. With easy

access to all amenities (Costco, Sobeys, Co-op, and Walmart) this home offers the perfect balance of luxury, nature, and convenience. Don't miss your chance to make this dream home yours—schedule your private viewing today!