

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

**MLS # A2236954**



**\$659,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,073 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Storage		
<b>Inclusions:</b>	none		

**\*\*OPEN HOUSE: 1-3PM Sat Sun AUG 30,31, 2025\*\*** Welcome to this beautifully maintained 2-storey gem, originally built by award-winning Pacesetter Homes, located in the vibrant and family-friendly community of Nolan Hill. This home is just minutes from premium shopping, fresh markets, scenic parks, schools, and major commuter routes, making it the perfect haven for modern family living. Step inside to discover a bright and functional open-concept layout, featuring rich hardwood flooring, granite countertops, (brand new) stainless steel appliances, and a built-in tech nook&mdash;perfect for working from home, managing family schedules, or helping with homework. The spacious living room is anchored by a cozy gas fireplace and large windows that flood the space with natural light. The dining area flows seamlessly to the backyard and deck, perfect for entertaining or relaxing outdoors. Upstairs, you&rsquo;ll find a generous central bonus room, upper-level laundry, two well-sized bedrooms, and a stylish 4-piece main bathroom. The luxurious primary suite is thoughtfully designed to impress, with soaring vaulted ceilings that create an expansive and airy ambiance, enhancing the room&rsquo;s sense of space and elegance. A walk-in closet, and a spa-inspired ensuite featuring dual sinks, a soaker tub, and a separate shower. This isn&rsquo;t just a bedroom; it&rsquo;s your sanctuary, where comfort and elegance come together to make every morning feel refreshing and every night feel indulgent. Enjoy the best of both worlds with a low-maintenance backyard that&rsquo;s perfect for busy families. The rock-filled yard with a built-in firepit means no weekends wasted on mowing or yard work&mdash;just more time to relax, roast marshmallows, or gather with friends and family around the fire. And when you&rsquo;re ready for more room to play,

you will appreciate having what feels like endless green space just steps from your front door, perfect for recreation, family activities, or simply enjoying the outdoors. This home also offers a brand-new roof and siding, both replaced at the beginning of this year. These recent replacements mean enhanced protection for your home and the potential for lower insurance premiums. It's one less expense—and one less worry—for years to come. Don't miss your chance to own this exceptional property in one of NW Calgary's most desirable communities!