

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

**MLS # A2301084**



**\$865,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,282 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, See Remarks, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<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	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, See Remarks, Stone Counters		

**Inclusions:** N/A

Pride of Ownership awaits in this nicely upgraded 2 Storey Home , that gives you a grand main floor layout that feels like a show home! Expanded cabinetry with plenty of drawers, and long counters maximizing storage also adorns the gourmet kitchen space, with a long island to utilize and entertain from, and a long second counter space that makes a great coffee bar! The living and dining areas overlook the magnificent SW facing backyard, that is 134 ft deep! Many trees that provide privacy, as you sit on your 2 tiered low maintenance composite deck, relaxing, entertaining, and hanging out in your luxurious hot tub! The living room has a gas fireplace and mantle finish, There is a walk through pantry for additional storage and a 2 pce bathroom. The upper level begins with a central bonus room with a tray ceiling, and 3 large bedrooms. The primary bedroom is 24' x 15', with a feature ensuite, separate sinks, central tile shower, and large walk in closet. Also, upper laundry, main bathroom, and two more large bedrooms. The 24 x 27 oversized and heated garage give you ample space with cabinetry for a workspace! Please check out the summertime photos attached and book your showing soon!