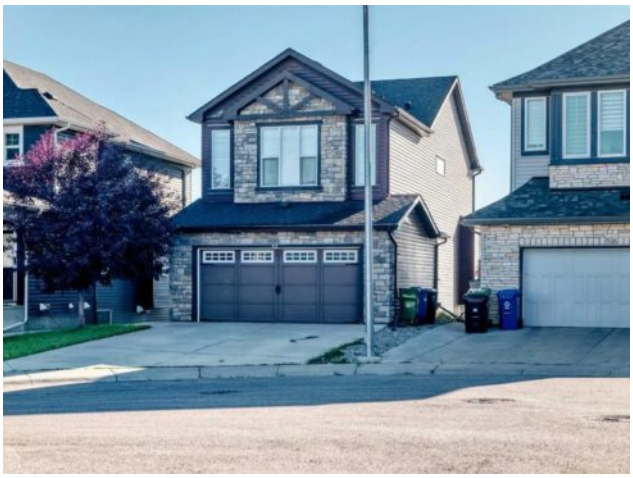
587-899-3773
justin@realtyaces.ca

52 Nolanlake Point NW
Calgary, Alberta

MLS # A2343194



$789,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,148 sq.ft.	**Age:**	2015 (11 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Shingle Siding, Stone, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Track Lighting, Vaulted Ceiling(s)

Inclusions: N/A

SPACIOUS FAMILY HOME WITH WALKOUT BASEMENT, BACKING ONTO GREEN SPACE & POND! **PRICE REDUCTION** Welcome to this beautifully maintained family home, ideally situated in a quiet cul-de-sac and backing onto a peaceful green space and pond. Offering a bright, open-concept floor plan, this home is designed for comfortable everyday living and effortless entertaining. The spacious living room is filled with natural light and features gorgeous views overlooking the reserve and pond, creating a warm and inviting atmosphere. The home offers three bedrooms and 2.5 bathrooms, providing plenty of space for the whole family. Upstairs, the generous primary suite offers a relaxing retreat complete with a spacious ensuite bathroom. A large bonus room provides the perfect space for family movie nights, gatherings, a home office, or additional living space. The walkout basement adds even more potential and opens directly toward the beautiful outdoor surroundings, offering excellent flexibility for future development or additional living space. A wonderful opportunity to own a well-maintained home in a peaceful setting with beautiful views. **Homes like this don’t last long — schedule your private viewing today and experience everything this property has to offer!**

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