

45 Nolanlake Cove NW Calgary, Alberta

MLS # A2199329



\$550,000

Division:	Nolan Hill		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,722 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Corner Lot, Front Yard, Landscaped, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 287
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: None

Welcome to this beautifully designed three-story end-unit townhouse nestled in the sought-after community of Nolan Hill! With 1,722 sq. ft. of total living space, this modern and spacious home offers 3 bedrooms, 2.5 bathrooms, a dedicated den/office, and an oversized double attached garage. Plus, with visitor parking conveniently located next to the unit, hosting guests has never been easier! Step inside and be greeted by a thoughtfully open-concept layout, soaring 9-foot ceilings, and an abundance of natural light streaming through triple-paned windows. The heart of the home—a chef's dream kitchen—features quartz countertops, full-height cabinetry with soft-close drawers, a stylish subway tile backsplash, a massive center island with ample storage, and sleek Whirlpool stainless steel appliances. Contemporary laminate flooring flows seamlessly throughout the main level, enhancing the home's sophisticated charm. The bright east-facing living room opens onto a large private balcony, overlooking a beautifully maintained courtyard. Whether you're enjoying morning coffee or summer BBQs (with a built-in gas hookup), this outdoor space is perfect for relaxation and entertaining. Upstairs, the spacious primary suite offers a walk-in closet and a luxurious en-suite with an oversized standing shower. Two additional well-sized bedrooms, a 4-piece main bath, and a conveniently located laundry area complete the upper level. Additional features include low-flush toilets, an energy-efficient HRV system, faux wood blinds, and a durable fibre cement siding & stone exterior. The fully insulated and drywalled double attached garage provides plenty of storage space, making organization a breeze. Perfectly positioned in a serene, courtyard-facing setting, this home offers green spaces, park benches, and easy

access to nearby parks and ponds. Enjoy the convenience of being just minutes from Sage Hill Centre, Beacon Hill Shopping Centre, and major roadways like Sarcee Trail, Shaganappi Trail, and Stoney Trail. Meticulously maintained and move-in ready, this stunning townhome is waiting for you! Don't miss out—schedule your private showing today!