

# \$1,015,000 - 72 Nolanlake View Nw, Calgary

MLS® #A2203726

**\$1,015,000**

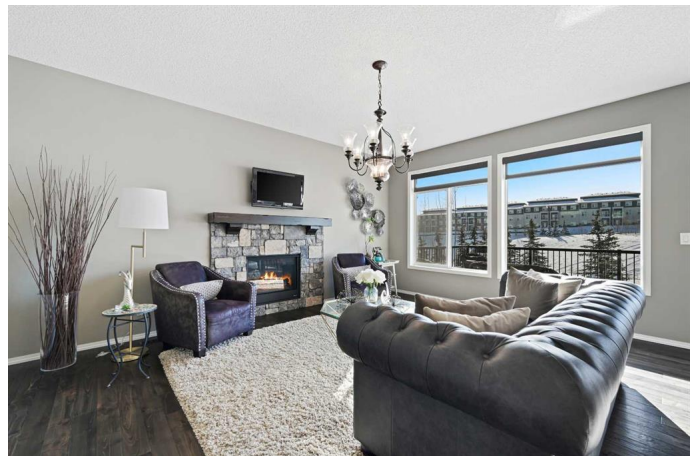
3 Bedroom, 4.00 Bathroom, 2,301 sqft  
Residential on 0.10 Acres

Nolan Hill, Calgary, Alberta

**\*\*NEW PRICE\*\*** This charming 3-bdrm, 2 full bath + 2 1/2 bath detached home offers the perfect blend of style and functionality. The spacious kitchen is truly the heart of this home, with high-end finishes and ample storage for all your culinary needs. It features plenty of cabinets and drawers for ultimate organization, and double ovens. The electric flat-top stove provides sleek, modern cooking while while The oversized island is perfect for both food prep and casual dining, with its two-toned color adding visual appeal. Above, lighting on top of the cabinets casts a soft glow, complementing the neutral-colored cabinets and creating an inviting atmosphere that enhances the overall space.

A walkthrough with extra cabinetry, counter space AND A walk-in pantry from the kitchen leads to the mudroom, complete with built-in benches, an oversized walk-in closet, and direct access to the HEATED garage. UPSTAIRS, the bonus room centers the primary bedroom and 2 spare bdrms. The primary suite is a retreat in every sense, featuring a walk-in closet with custom shelving and a spa-inspired ensuite with a walk-in shower, and double vanity. Two additional bedrooms, including one with a Murphy bed and a dedicated laundry room, yes its upstairs, is complete with extra shelving for additional storage.

The fully developed basement extends the heart of the home, offering a cozy rec room, media space, or home gym, plus an additional



Murphy bed for guests and a convenient half bath. The utility room adds even more functionality with extra storage space, perfect for keeping seasonal items, tools, and household essentials neatly tucked away. The south facing backyard is an entertainer's dream, featuring a fire pit on a rocked seating area, a metal gazebo, and hidden extra storage cleverly placed under the balcony which is seamlessly camouflaged to blend with the home. Surrounded by parks, walking trails, and community amenities, this home isn't just a place to live—it's a place to create lasting memories, quiet mornings with coffee, and joyful evenings by the fire. This is more than a house; it's where your next chapter begins. Come see it for yourself and fall in love.

Built in 2015

### **Essential Information**

MLS® #	A2203726
Price	\$1,015,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,301
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	72 Nolanlake View Nw
Subdivision	Nolan Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Suspended Ceiling
Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Double Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	15
Zoning	R-G

### **Listing Details**

Listing Office

Greater Property Group

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.