

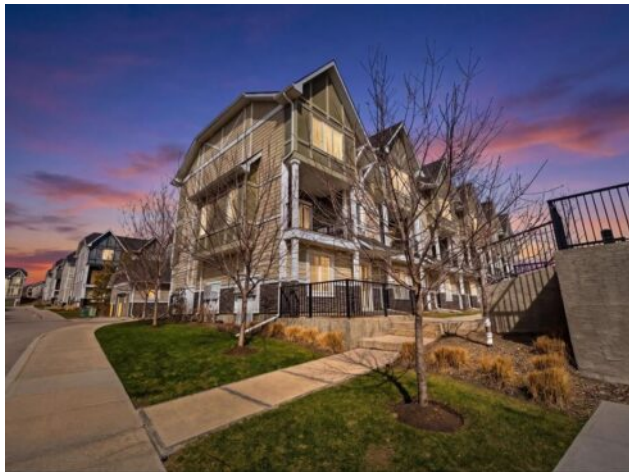


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**301 Nolanlake Villas NW
Calgary, Alberta**

MLS # A2299700



\$479,999

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,712 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Corner Lot, Few Trees, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 319
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		
Inclusions:	NA		

Openhouse Sat May 9th 1 - 3 p.m. Experience elevated living in this prestigious end-unit townhouse, perfectly positioned in the sought-after community of Nolan Hill. Designed for those who appreciate both style and substance, this exquisite residence offers 3 bedrooms, 2.5 bathrooms, a versatile ground level office, and an oversized double attached garage. fully insulated, drywalled, and enhanced with custom storage. From the moment you enter, you're greeted by an abundance of natural light streaming through expansive windows, creating a warm yet sophisticated ambiance. The open-concept main floor is thoughtfully designed for both elegant entertaining and comfortable daily living. At its heart is a designer corner kitchen, beautifully appointed with stainless steel appliances, crown-molded cabinetry, a chic backsplash, modern pot lighting, and a statement island complete with a built-in wine rack, perfect for hosting and unwinding in style. Step onto the east facing balcony and take in sun-filled views, or relax indoors where the seamless flow of space and refined laminate flooring elevates every moment. Upstairs, the primary retreat offers a serene escape, featuring a spacious walk-in closet with upgraded MDF built-ins and a spa-inspired ensuite with double vanity and a glass-enclosed shower. Two additional well-proportioned bedrooms, a full bath, and convenient upper-level laundry complete the upper floor. The ground level adds exceptional flexibility with a bright executive office or private retreat space, ideal for working from home or creating a personalized haven. The oversized double garage offers added storage and functionality with custom racks. Recent upgrades provide peace of mind and enhanced luxury, including a new furnace (2025), new hot water tank (2026), upgraded closet systems, added garage storage, and a

custom kitchen island wine feature. Set within a beautifully landscaped, walkable neighborhood, this home offers effortless access to premium shopping destinations, transit, and major routes. Combining convenience with quiet suburban charm, this is a rare opportunity to enjoy refined living in one of Nolan Hill's most desirable settings. This is more than a home, it's a statement of lifestyle and sophistication.