



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

MLS # A2300148



\$564,900

Division:	Nolan Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,535 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Enclosed, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Lawn, Level, Low Ma		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Cork, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Electric Fireplace, TV on Main Floor		

Situated on a large corner lot, this immaculately cared for, no condo fee townhome offers all the bells and whistles in the family oriented, quiet community of Nolan Hill. A spacious foyer with a huge front entry closet welcomes you into the bright and open main floor featuring 9-foot ceilings and an abundance of natural light from several south-facing windows, while providing privacy. The cozy electric fireplace and built-in entertainment niches create the perfect space to relax. At the back of the home, the kitchen offers quartz countertops, ample cabinet and counter space, a large island with pendant lighting, stainless steel appliances, a huge pantry and still plenty of room for a formal dining table. A conveniently tucked away 2-piece bathroom completes the main floor. Upstairs you'll find stacked laundry, a shared 4-piece bathroom and 3 bedrooms including a spacious primary retreat with a walk-in closet and 3-piece ensuite. Throughout the home, all windows are finished with top-end up/down Hunter Douglas blinds. The fully finished basement adds excellent additional living space with a wet bar/kitchenette area, plenty of room for entertaining, a 4th bedroom with a large closet, a beautiful 3-piece bathroom and ample storage. Off the kitchen, access to the fully fenced backyard is thoughtfully tucked away with tile flooring and a closet for extra convenience. The backyard features a concrete patio with a gas line for BBQing, grassy space for kids or pets, an insulated double detached garage and no neighbours on one side. Located in a fantastic area close to Nolan Hill Shopping Centre, public transit, Costco, numerous parks, walking and bike paths, ponds and the future Nolan Hill Public Elementary School (anticipated completion 2029/2030 per CBE) just down the road along with Nolan Hill Catholic K-9 set to open this fall. This home also saw important exterior updates in

2024 including a new roof on the house and garage, west-facing siding, eaves and gutters. Exceptionally well cared for with a beautiful front garden bed and truly move-in ready, this is one you won't want to miss. Checkout the 3D Virtual Tour & book your showing today!