



GRASSROOTS

REALTY GROUP

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

MLS # A2301084

\$865,000



Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,282 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, See Remarks, Treed		

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

Inclusions: N/A

Pride of Ownership awaits in this nicely upgraded 2 Storey Home , that gives you a grand main floor layout that feels like a show home! Expanded cabinetry with plenty of drawers, and long counters maximizing storage also adorns the gourmet kitchen space, with a long island to utilize and entertain from, and a long second counter space that makes a great coffee bar! The living and dining areas overlook the magnificent SW facing backyard, that is 134 ft deep! Many trees that provide privacy, as you sit on your 2 tiered low maintenance composite deck, relaxing, entertaining, and hanging out in your luxurious hot tub! The living room has a gas fireplace and mantle finish, There is a walk through pantry for additional storage and a 2 pce bathroom. The upper level begins with a central bonus room with a tray ceiling, and 3 large bedrooms. The primary bedroom is 24' x 15', with a feature ensuite, separate sinks, central tile shower, and large walk in closet. Also, upper laundry, main bathroom, and two more large bedrooms. The 24 x 27 oversized and heated garage give you ample space with cabinetry for a workspace! Please check out the summertime photos attached and book your showing soon!