



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

68 Nolanlake Point NW
Calgary, Alberta

MLS # A2329097



\$869,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,390 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Pantry		

Inclusions: Gazebo + Curtains, Gas BBQ, Storage Shed, Bonus Room Shelving, Primary Bedroom Closets, mirror in hallway, mirror above fireplace, some basement shelving, living room wall mount, primary bedroom wall mount.

Welcome to 68 Nolanlake Point NW, where thoughtful upgrades, generous living space, and a peaceful cul-de-sac location come together in the heart of Nolan Hill. Offering approximately 2,390 sq. ft., this beautifully maintained three-bedroom, 2.5-bathroom home backs onto a walking path and is just steps from green spaces, playgrounds, ponds, and scenic community pathways. The bright and functional main floor features luxury vinyl plank flooring, a cozy gas fireplace, and a front office with built-in shelving. At the heart of the home is a spacious kitchen with crisp white cabinetry, granite countertops, a subway tile backsplash, stainless steel appliances, ample storage, a convenient walk-through pantry connecting to the mudroom, and included window coverings throughout the home. Central air conditioning is also included, providing year-round comfort. Upstairs, you will find three generously sized bedrooms, a large bonus room with built-in shelving, and an upgraded laundry room complete with a utility sink. The primary bedroom offers a relaxing retreat, highlighted by an impressive boutique-style walk-in closet with exceptional storage and organization. Step outside to a professionally designed, low-maintenance backyard created for relaxing and entertaining. Features include composite decking, premium synthetic lawn, a patio tile walkway, decorative stone, a gazebo, storage shed, and an included gas BBQ. Conveniently located near the Italian Centre Shop, parks, playgrounds, ponds, and community amenities, this exceptional Nolan Hill home is ready to welcome its next owners.