



GRASSROOTS
REALTY GROUP

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286 Nolan Hill Boulevard NW
Calgary, Alberta

MLS # A2331809



\$995,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,732 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	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:	French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Wet Bar		

Inclusions: On-Demand Hot Water, TV Wall Mount, RI Central Vac, Bike Pulley System, Sonos System, 4K Projector, Permanent Lighting

Designed with families in mind, this beautifully appointed, original-owner home in Nolan Hill offers an exceptional layout, stunning outdoor living, & an unbeatable location backing onto expansive green space with two soccer fields, baseball diamonds, & a brand-new Catholic K-9 school just across the park! The solar panels substantially reduce the electricity bills, even bringing them to as low as zero in the summer!! A spacious front foyer welcomes you with a built-in storage bench & a large walk-in closet, while the bright, open-concept main floor is ideal for everyday living & entertaining. The chef-inspired kitchen features a massive island with an eating bar, white quartz countertops, abundant cabinetry, & an oversized walk-in pantry. The inviting living room is anchored by a striking Valor gas fireplace with a white stone surround, & the main floor den with double French doors provides the perfect home office or study. Upstairs, the expansive bonus room with a charming window seat is ready for movie nights or family gatherings. The soundproofed laundry room is thoughtfully designed with a sink & linen closet, while four generously sized bedrooms include an impressive primary retreat overlooking the back yard & green space with spacious walk-in closet & dream ensuite with 2 sinks, soaker tub & large separate shower. The professionally finished basement (2022, with permits) expands your living space with a large family room featuring projector, theatre lighting & a painted screen wall, a stylish wet bar, & a full 4-piece bathroom. Step outside to your private backyard oasis, complete with composite decking, a stone patio, an outdoor kitchen area, gazebo, mature landscaping, & plenty of room to relax or entertain while enjoying uninterrupted views of the park behind. Additional features include central air conditioning, a double attached garage with a bike pulley storage system, solar

panels (2023), tankless hot water heater, water softener (2025), upgraded Valor fireplace, new shingles (2025), & over \$75,000 in backyard landscaping completed in 2025, including trees, garden beds, stone pathways, fencing, & more. With outstanding indoor & outdoor living spaces, thoughtful upgrades throughout, & an incredible location close to parks, schools, & amenities, this is the perfect place to call home!!