



GRASSROOTS
REALTY GROUP

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605 Nolan Hill Boulevard NW
Calgary, Alberta

MLS # A2345920



\$709,990

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,011 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 Yard, Interior Lot, Landscaped, Underground Sprinklers, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s), Vaulted Ceiling(s)		
Inclusions:	Air Conditioning Unit		

Welcome to this exceptional FORMER SHOW SUITE in the sought-after community of Nolan Hill! Proudly offered by the ORIGINAL OWNERS, this beautifully maintained 3-bedroom, 2.5-bathroom home combines quality craftsmanship, premium builder upgrades, and an unbeatable location. Step inside to a bright, open-concept layout featuring hardwood flooring, quartz countertops throughout, built-in kitchen appliances, and an elegant kitchen designed for both everyday living and entertaining. Upstairs, the impressive vaulted ceiling bonus room is enhanced by a skylight, filling the space with an abundance of natural light and creating the perfect setting for family movie nights, a home office, or a children's play area. CENTRAL AIR CONDITIONING ensures year-round comfort. Adding even more value and peace of mind, the home features a FULL ROOF REPLACEMENT, along with NEW EAVESTROUGHS AND DOWNSPOUTS (2025), providing a significant exterior upgrade for years to come. The home also features an attached double garage and an unfinished basement, offering endless possibilities to create additional living space, a home gym, or extra bedrooms to suit your family's needs. Perfectly positioned directly across from a beautiful park and playground, you'll enjoy peaceful views and easy access to green space right outside your front door. A bus stop is just steps away, making commuting convenient, while the FUTURE K–9 SCHOOL, anticipated within the next three years, adds tremendous value for growing families looking to put down roots in this thriving community. Located close to shopping (Costco, T&T etc) restaurants, playgrounds, walking paths, and major roadways, this home offers the perfect balance of comfort, convenience, and lifestyle. Don't miss this rare opportunity to own one of Nolan Hill's most desirable

homes—showcasing premium builder upgrades, a rare skylit vaulted bonus room, recent major exterior improvements, an outstanding location, and pride of ownership throughout.