

\$1,049,000 - 148 Nolanlake View Nw, Calgary

MLS® #A2209900

\$1,049,000

5 Bedroom, 5.00 Bathroom, 2,503 sqft

Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

OPEN HOUSE April 13, 2025 @ 1:30 to 3:30 pm Discover a rare gem in the coveted community of Nolan Hill: this stunning residence seamlessly blends luxury with functionality, now available FOR THE FIRST TIME. Nestled on a CONVENTIONAL LOT, NOT ZERO LOT, this FULLY FINISHED WALKOUT home backs onto a tranquil green space with NO NEIGHBORS BEHIND, directly adjacent to a serene pond and park.

Spanning a spacious layout of 5 bedrooms and 4.5 baths, this home features FOUR UPSTAIRS BEDROOMS including a LUXURIOUS PRIMARY SUITE with a spa-like 5-piece ensuite. ANOTHER SUITE offers a unique DEN and PRIVATE BATHROOM, while the other two bedrooms share a bathroom, perfectly accommodating family living.

The heart of this home is the EXPANSIVE KITCHEN on the main floor, boasting high-end finishes and comprehensive storage solutions. It features an array of sleek cabinets and drawers, a modern electric flat-top stove, and an expansive island that serves as the hub for food preparation and casual meals. This space is not just functional but a statement in style.

A serene BONUS ROOM on the upper floor provides a peaceful retreat for relaxation or family entertainment. The WALKOUT BASEMENT further extends the living space, featuring a large recreational area, an



ADDITIONAL BEDROOM, a FULL BATHROOM, and ample storage options.

Step outside to a full-width rear deck overlooking the meticulously landscaped yard, complete with a DOUBLE ATTACHED GARAGE. The outdoor area enhances the home's appeal, perfect for BBQs and family gatherings.

Strategically located within SHORT DRIVING DISTANCE to essential amenities and popular dining options like Shoppers, Costco, and T & T, this home places convenience at your doorstep. It's more than just a place to live—it's a canvas for creating lasting memories, enjoying peaceful mornings, and hosting lively gatherings.

Embrace this opportunity to start your new chapter in Nolan Hill. Come see this enchanting property for yourself and fall in love with every detail. Schedule your viewing today and transform your dream of sophisticated, serene living into reality.

Built in 2015

Essential Information

MLS® #	A2209900
Price	\$1,049,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,503
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active
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Community Information

Address	148 Nolanlake View Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W3

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 9th, 2025
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Days on Market	6
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Property Group
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