

# \$869,000 - 283 Nolan Hill Boulevard Nw, Calgary

MLS® #A2190172

**\$869,000**

4 Bedroom, 4.00 Bathroom, 2,466 sqft

Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

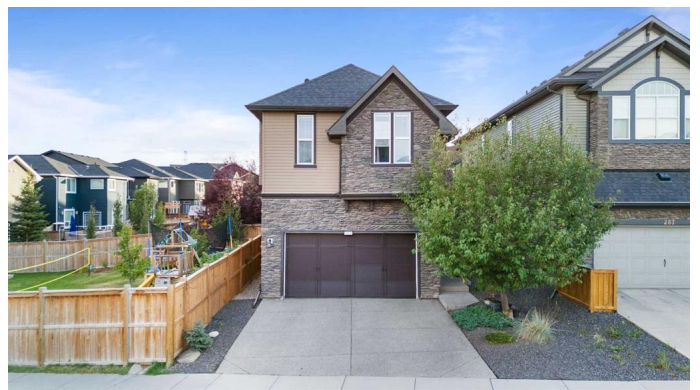
Welcome to luxury living in Nolan Hill! This stunning 4 bed/3.5 bath upgraded home is a true masterpiece, offering a rare blend of elegance, comfort, and nature's serenity. The main floor features hardwood flooring, high ceilings, and abundant natural light, creating a welcoming ambiance. The gourmet kitchen is a chef's delight with extended quartz countertops, stainless steel appliances, and a spacious island perfect for entertaining. Upstairs, the primary suite is a luxurious retreat with a spa-like ensuite bathroom. The fully finished basement adds extra living space, including a fourth bedroom and a full bathroom. Outside, the backyard oasis with a deck and patio is an entertainer's dream. With 2 AC's, 2 furnaces, water softener, water filter system and many more features, this home is a rare find in Nolan Hill! This beautiful home is backing to walking trails. This home is close to essential amenities like Costco, Walmart, parks, etc. Also the bus stop is situated right front of next door. Book your private showing today and make this piece of paradise yours! \*\*\*\*\*Attn: Whole house has brand new siding and roofing. Also the house was freshly painted last year and brand new carpet upstairs\*\*\*\*

Built in 2013

## Essential Information

MLS® #

A2190172



|                |             |
|----------------|-------------|
| Price          | \$869,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,466       |
| Acres          | 0.09        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 283 Nolan Hill Boulevard Nw |
| Subdivision | Nolan Hill                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3R0P6                      |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Playground, Community Gardens |
| Parking Spaces | 4                             |
| Parking        | Double Garage Attached        |
| # of Garages   | 2                             |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)                    |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Water Purifier, Water Softener |
| Heating           | Forced Air                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                           |
| Fireplaces        | Gas, Family Room                                                                                                                                            |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard, Rain Gutters      |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 30th, 2025 |
| Days on Market | 92                 |
| Zoning         | R-G                |
| HOA Fees       | 105                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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