

## 148 Nolanlake View NW Calgary, Alberta

**MLS # A2216513**



# \$899,500

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,503 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

First time on the market! Discover this stunning, fully finished walkout home, perfectly positioned on a conventional lot (not a zero lot) that backs onto a serene green space with no rear neighbors—offering direct access to a tranquil pond and park. This spacious home features 5 bedrooms and 4.5 bathrooms, including two beautifully appointed full suites upstairs—ideal for multi-generational living or accommodating guests. With a 200-amp electrical panel, the home is well-equipped for future EV charging stations and high-demand appliances. The main floor offers a bright, open-concept layout that seamlessly blends style and functionality. The gourmet kitchen boasts sleek cabinetry, an electric flat-top stove, and an oversized island that serves as a hub for meal preparation and casual dining. The adjacent living area provides a welcoming space for everyday living and entertaining. Upstairs, enjoy a tranquil bonus room perfect for quiet evenings or family movie nights, along with two full suites and two additional bedrooms that offer versatile living arrangements. The finished walkout basement extends the living space with a generous recreation room, an additional bedroom, a full bathroom, and ample storage. Step outside to a full-width rear deck that overlooks the meticulously landscaped yard, and benefit from the convenience of a double attached garage. Located in the sought-after Nolan Hill area, this home is minutes from Costco, T&T, Shoppers Drug Mart, and a variety of shops and restaurants. Don't miss your chance to experience the perfect blend of luxury, functionality, and serenity. Schedule your showing today!