

# \$959,900 - 72 Nolanlake View Nw, Calgary

MLS® #A2216619

**\$959,900**

3 Bedroom, 4.00 Bathroom, 2,301 sqft

Residential on 0.10 Acres

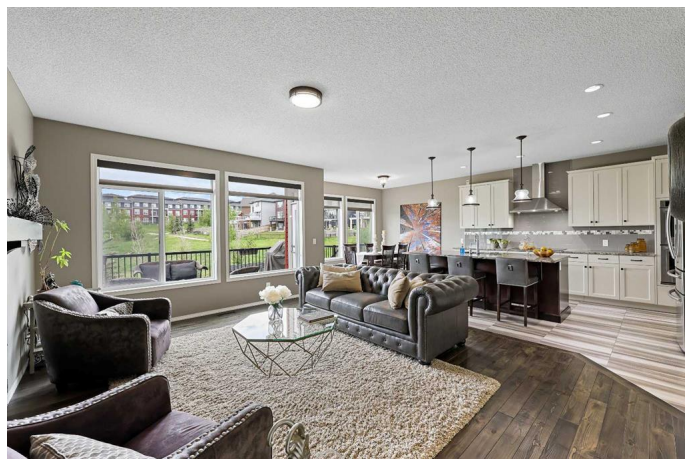
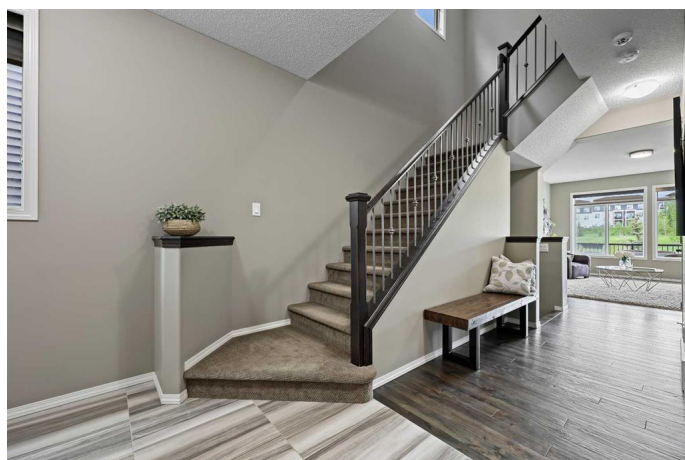
Nolan Hill, Calgary, Alberta

This 3-bedroom, 2 full bath + 2 half bath detached home blends functional design with premium finishes in a beautifully planned layout. As soon as you step inside, you're welcomed by the light down the hall from the oversized windows that frame views of the ravine and walking paths, creating a serene and light-filled first impression. The front entrance also features an oversized walk-in front entry closet, offering both practicality and style right from the start.

The kitchen is finished with neutral cabinetry, double ovens, a flat-top electric stove, an oversized two-toned island, and soft cabinet-top lighting. A walkthrough pantry with added cabinetry and counter space connects the kitchen to a well-designed mudroom, which features built-in benches, an oversized upgraded mudroom walk-in closet, and access to the heated garage.

Upstairs, a central bonus room separates the primary suite from two additional bedrooms. The primary suite includes a spa-style ensuite with a walk-in shower, double vanity, and a custom walk-in closet. One secondary bedroom features a Murphy bed, and the second-floor laundry room adds extra storage with built-in shelving.

The fully developed basement adds even more usable space, offering a cozy rec/media area, another Murphy bed, a half bath, and a



large utility room with storage. Outside, enjoy a south-facing backyard with a firepit, rocked seating area, metal gazebo, and hidden storage under the balcony. The large back deck includes stairs leading directly into the backyard – a practical feature often missing in walkout basements. This layout provides safer, more convenient access for kids, pets, and yard maintenance, all while maintaining backyard privacy and usability.

With NEW shingles and NEW siding replaced, plus located close to parks, trails, and community amenities, this home is ready for its next chapter.

Built in 2015

**Essential Information**

MLS® #	A2216619
Price	\$959,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,301
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	72 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, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized
# of Garages	2

## Interior

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Closet Organizers, Vinyl Windows, Soaking Tub, Storage, Suspended Ceiling
Appliances	Dishwasher, Double Oven, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings, Dryer, Electric Cooktop, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Finished

## Exterior

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

## Additional Information

Date Listed	May 1st, 2025
Days on Market	46
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Greater Property Group
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