

# \$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

### 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

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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