

68 Nolanlake View NW  
Calgary, Alberta

MLS # A2247041



\$899,900

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	White fridge in the basement, white stove in the basement		

WOW WOW WOW!!!! Stun­ning 2015-built bungalow back­ing di­rectly onto the ravine with un­in­ter­rupted views and im­me­di­ate ac­cess to the walk­ing path. This home offers 2+1 bed­rooms, 2.5 bath­rooms, and a walkout basement (separate entrance), ideal for mul­ti­gen­er­a­tional living OR ren­ting out!!!!. The main floor fea­tures a bright and in­viting living room where a beau­tiful fire­place sits per­fectly framed be­tween two large pic­ture win­dows, show­cas­ing the se­rene ravine be­yond. The open-concept kitchen fea­tures granite coun­ters, an over­sized kitchen is­land, more coun­ter­space then you know what to do with it, built-in ap­pliances, pan­try, and easy flow to the dining area and bal­cony. The pri­mary suite is a true re­tre­at with a soaker tub, walk-in shower, dual sinks, and a gen­erous walk-in closet. A main floor laundry room and a ver­sa­tile office space/den/bdrm com­plete the level. The walkout basement is an over­sized living space that rivals the main floor, com­plete with a full il­legal suite fea­ture­ing a kitchen (fridge, stove, sink, cup­boards), large bed­room, full bath­room, cold storage room, and mas­sive rec area. Step out­side to the covered patio (cause lets face it, this rain is get­ting to me)... and take the path right into na­ture. Ad­di­tional fea­tures in­clude hard­wood and tile floor­ing, vaulted ceil­ings, ceiling fans, BBQ gas line, a double at­tached garage AND NEW SHINGLES & SIDING (2025). With its land­scaped, partially fenced yard (OPEN TO THE LISTING NEXT DOOR FOR AN EXTENDED BACKYARD), and no neighbours behind, this prop­erty offers ex­cep­tional privacy while keep­ing you close to parks, schools, shopping, and more. This is ravine living at its best!