

**124 Nolan Hill Heights NW  
Calgary, Alberta****MLS # A2206987****\$549,900**

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | Nolan Hill                        |               |                   |
| <b>Type:</b>     | Residential/Five Plus             |               |                   |
| <b>Style:</b>    | 3 (or more) Storey                |               |                   |
| <b>Size:</b>     | 1,696 sq.ft.                      | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 3                                 | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Insulated |               |                   |
| <b>Lot Size:</b> | -                                 |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space      |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                 | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | \$ 418 |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding                                   | <b>Zoning:</b>    | R-2M   |
| <b>Foundation:</b> | Slab   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Smoking Home |                   |        |

**Inclusions:** N/A

Your beautiful home awaits with this move-in ready modern three-storey, 3 BEDROOM, 2 1/2 baths townhome, where style meets comfort in the welcoming community of Nolan Hill. This immaculate property has been lovingly maintained and you can see it in its care. Inside, the spacious and bright OPEN FLOOR PLAN is bathed in natural light from large windows with amazing views. The main level boasts 9-foot ceilings, laminate plank style flooring and the open-concept kitchen is a chef's delight, a large island, chic modern cabinets, high-end stainless steel appliances elevate the space, while the adjacent living room adds warmth and ambiance. A convenient half bath completes the main floor. Upstairs, retreat to the master suite, complete with a 3 piece ensuite and a spacious WALK-IN CLOSET. The second bedroom is equally generous with a large closet and the third bedroom offers great views. These bedrooms are served by a full 4-piece bathroom. For added convenience, the home features upstairs laundry with washer and dryer. The walkout lower level is a versatile space that can be used as a family room, home office, or personal gym, with additional storage and direct access to the FINISHED heated garage, great for a workshop as well! Step outside to the covered patio to unwind and enjoy the peaceful surroundings. Plus, the home is equipped with AIR CONDITIONING, ensuring comfort during warmer months. Maintenance free year round with snow removal and yard work taken care of! This property is just steps from a playground and scenic walking and cycling paths. With easy access to all amenities (Costco, Sobeys, Co-op, and Walmart) this home offers the perfect balance of luxury, nature, and convenience. This pet-friendly townhome (subject to approval) allows up to two dogs, two cats, or one of each. Don't miss your chance to make this

dream home yours&mdash;schedule your private viewing today!