

# \$899,500 - 148 Nolanlake View Nw, Calgary

MLS® #A2216513

**\$899,500**

5 Bedroom, 5.00 Bathroom, 2,503 sqft  
Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

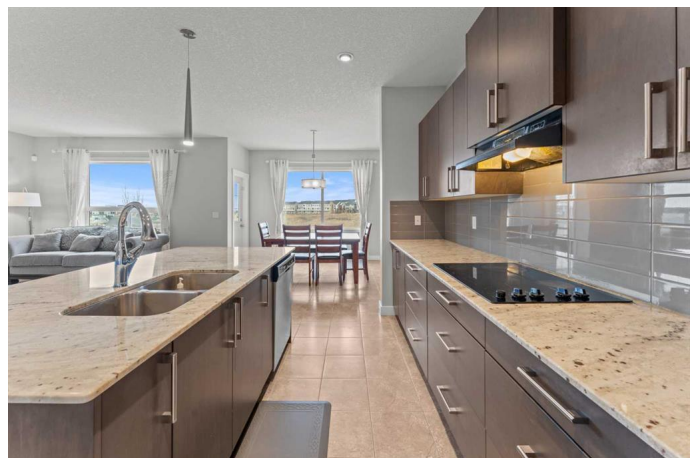
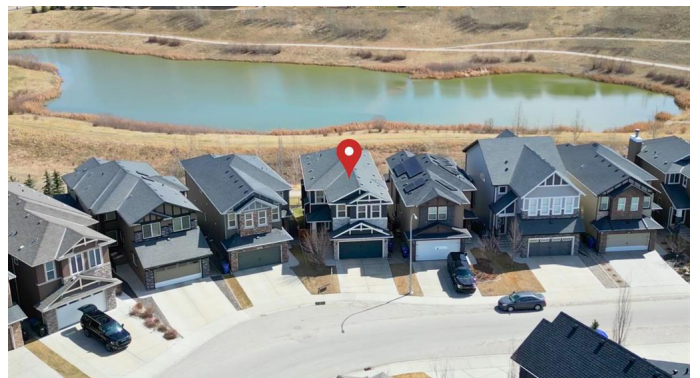
First time on the market! Discover this stunning, fully finished walkout home, perfectly positioned on a conventional lot (not a zero lot) that backs onto a serene green space with no rear neighborsâ€”offering direct access to a tranquil pond and park.

This spacious home features 5 bedrooms and 4.5 bathrooms, including two beautifully appointed full suites upstairsâ€”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. Donâ€™t miss your chance to experience the perfect blend of luxury, functionality, and serenity. Schedule your showing today!

Built in 2015

**Essential Information**

MLS® #	A2216513
Price	\$899,500
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
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, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 30th, 2025
Days on Market	12
Zoning	R-G
HOA Fees	105
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Greater Property Group
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