

72 Nolanlake View NW
Calgary, Alberta

MLS # A2250861



\$879,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,285 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Low M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Tire rack in garage, fire pit in back yard, gazebo in backyard, 2x Murphy beds (basement + spare bedroom), wooden feature wall in primary bedroom, tv mount above fireplace, 2 x ceiling light fixtures in garage, 2x ceiling light fixtured in utility room

****NEW PRICE OPEN HOUSE | Sat Sept 6 | 2-4PM** RARE RAVINE-BACKING HOME | FULLY FINISHED BASEMENT | NEW SHINGLES & SIDING (2025)** Welcome to this exceptional family home in Nolan Hill offering stunning ravine views and a thoughtfully designed layout with upgrades throughout. Main Level: Heated garage entry leads to an upgraded mudroom with built-in benches and an oversized walk-in closet. The walk-through pantry connects to a bright, open-concept kitchen with oversized windows framing the ravine. The south-facing, fully landscaped backyard features a deck, balcony, and direct access to community pathways. Upper Level: A spacious bonus room is perfect for family movie nights or teen hangouts. Laundry is conveniently located near all bedrooms. The private primary suite includes a spa-inspired ensuite and custom walk-in closet, separated from the kids' rooms for added privacy. Lower Level: The fully finished basement provides flexible living for teenagers, hobbies, or extended family. A unique hidden storage room under the balcony...fully enclosed with windows, and French doors...offers an additional, practical feature rarely found in homes. Highlights: Ravine-backing lot with south-facing backyard, Deck, balcony & pathway access, Brand-new shingles & siding (2025), Flexible floor plan with finished basement & bonus room, Custom mudroom & walk-through pantry Bonus Opportunity: 68 Nolan Lake View is also listed—ideal for multi-generational families or investment potential. This Nolan Hill home delivers the perfect blend of location, design, and functionality. A true rare find WITH A future CBE elementary planned for the community.