

# \$749,990 - 118 Nolanlake Cove Nw, Calgary

MLS® #A2198561

## \$749,990

6 Bedroom, 4.00 Bathroom, 2,078 sqft  
Residential on 0.09 Acres

Nolan Hill, Calgary, Alberta

Welcome to 118 Nolan Lake Cove NW, a stunning 6-bedroom, 4-bathroom home with a double-attached garage in the highly sought-after community of Nolan Hill, Calgary NW. Spanning 2,077 sq. ft., this spacious and thoughtfully designed home is perfect for growing families or first-time buyers looking for more space. The main floor features an office/den and a full washroom with a tub-shower combo, making it ideal for multi-generational living or guests. The chef's kitchen is fully upgraded with granite countertops, built-in appliances, and a gas cooktop, flowing into an inviting living area with a cozy gas fireplace. Upstairs, you'll find 4 generously sized bedrooms, including a luxurious primary suite, along with 2 full bathrooms for added convenience. The bonus area upstairs & the master en-suite even features skylights! The fully finished basement boasts a separate entrance, 2 additional bedrooms, and 1 full washroom, offering additional living space. Situated on a good-sized lot in a family-friendly neighbourhood, this home is just steps from playgrounds and the scenic lake, providing the perfect setting for an active lifestyle. Don't miss this incredible opportunity to upgrade your living experience—schedule your viewing today!

Built in 2016

## Essential Information



MLS® #	A2198561
Price	\$749,990
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,078
Acres	0.09
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	118 Nolanlake Cove Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W3

### **Amenities**

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Double Vanity, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dryer, Garage Control(s), Gas Cooktop, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement                      Exterior Entry, Finished, Full

**Exterior**

Exterior Features      Other, Playground  
Lot Description        Back Yard  
Roof                      Asphalt Shingle  
Construction          Concrete, Stone, Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              March 6th, 2025  
Days on Market        8  
Zoning                    R-G  
HOA Fees                105  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            eXp Realty

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