

WELCOME TO NOLAN HILL



TOWNHOUSE | 1,546 sq ft | 2 BEDROOMS | 3 BATHROOMS



26 NOLAN HILL HEIGHTS NW

Fabulous location! Welcome to Trinity in the popular community of Nolan Hill. A stunning townhome with amazing views of a wide-open ravine with pond and pathways can be enjoyed from south facing deck and patio. Step in and you may just fall in love. Impressive upgrades include gorgeous engineered hardwoods, added buffet cabinetry below kitchen window, comfy upgraded carpet and underlay, durable quality paint, tasteful lighting choices, and so much more. This air-conditioned home will comfort you on all 3 levels of living space. The ground level offers a wonderful flex room with handy murphy bed that's ideal for guests, and access to your sunny patio or heated double attached garage. The main level offers a brilliant open floor plan with 9' ceilings, dream kitchen with beautiful dark self close maple cabinetry, sleek decorative backsplash, stylish quartz counters, and top of the line stainless steel appliances, including a deluxe gas stove. The living room fills with tons of warming natural light, which leads you to your private balcony overlooking all the scenery. The upper-level hosts 2 large masters, each with walk in closets and their own ensuite baths, along with the convenience of upper floor laundry. All within steps to several pathways, shopping, restaurants, transit, and numerous other essential amenities. A wonderful lifestyle that's not to be missed. **MLS® # A1211412**



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StoneMere
Real Estate Solutions



26 Nolan Hill Heights NW

Condominium

Possession: **60 days**

Neighbourhood: **Nolan Hill**

Built in: **2013**

Foundation: Poured Concrete

Construction: Wood Frame, Stone, Vinyl siding

Parking: Double Garage Attached (2)

Main Level

Kitchen: 11'0" x 10'8"

Dining Room: 10'3" x 6'11"

Living Room: 17'2" x 11'0"

Upper Level

Primary Bedroom: 15'10" x 9'8"

Primary Bedroom: 12'8" x 10'2"

Laundry: 3'5" x 3'0"

Lower Level

Game Room: 20'11" x 11'0"

Appliances: Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave Range Hood Combo

Inclusions: All blinds, Air conditioner, Alarm system, Murphy bed, 2 garage door remotes

Maintenance Fee Includes: Insurance, Ground Maintenance, Property Management, Reserve Fund

Contributions, Waste Removal



StoneMere

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www.stonemere.ca

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