

**81 Nolanhurst Crescent NW  
Calgary, Alberta**

**MLS # A2163392**



**\$799,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,056 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance		

**Inclusions:** N/A

Welcome to this exceptional 6-bedroom, 3.5-bathroom home in the heart of Nolan, boasting over 2,900 square feet of meticulously maintained living space with numerous high-end upgrades throughout. The main floor features a gourmet kitchen with granite countertops, stainless steel appliances, ample cabinet space, and a large island, seamlessly connecting to the dining area and a bright living room with a gas fireplace. A versatile den/office, a 2-piece bath, and access to a spacious south-facing deck complete this level. Upstairs, the primary suite offers a luxurious 5-piece en-suite and walk-in closet, alongside three additional bedrooms, a bonus room, and a laundry room. The fully finished legal basement suite is perfect for extended family or rental income, featuring two bedrooms, a full kitchen, laundry, and a 4-piece bath. The exterior is beautifully landscaped, with a double garage and plenty of outdoor space for relaxation or entertaining. This home is a true gem—schedule your showing today