

225 Nolanhurst Way NW
Calgary, Alberta

MLS # A2185810



\$669,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,401 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this 3-bedroom, 2.5-bathroom two-story home in the family-friendly community of Nolan Hill, NW Calgary. It is close to schools, shopping, and Stoney Trail, making it a great choice for families. The main floor has an open living area with a gas fireplace and a modern kitchen. The kitchen has stainless steel appliances, quartz countertops, and lots of storage. The home also has wide plank vinyl flooring, rounded corners, and 9' ceilings for a stylish look. Upstairs, there are three bedrooms, including a primary suite with a walk-in closet and ensuite. There is also a second full bathroom and a laundry room with a Whirlpool washer and dryer. Soft carpeting and wrought iron railings make the space cozy. The double-attached garage keeps your vehicles safe and has extra storage. The backyard is sunny and private, with a deck, a lawn, and a gas line for a BBQ, making it great for relaxing or hosting guests. The basement is undeveloped and ready for your ideas. There is also the option to add a separate entrance for a rental suite or more living space. This home is within walking distance of Roots Montessori Centre Preschool & Kindergarten and several daycares. A K-9 school in the community is an approved Government of Alberta capital project, ensuring great future education options. ADDITIONALLY, excellent access to Stoney Trail is just 10 minutes away, making it easy to get around the city, Downtown Calgary and Calgary International Airport is just a 20-minute drive, making this location convenient for work and travel. This home is a perfect mix of comfort, style, and convenience in a great location!