

125 Nolanhurst Way NW
Calgary, Alberta

MLS # A2205511



\$749,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,977 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Smoking Home, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 125 Nolanhurst Way, a beautiful 2-storey home in the highly sought-after community of Nolanhill. Situated directly across from a playground and green space, this home offers both convenience and tranquility. As you step inside, you're immediately greeted by stunning laminate flooring that flows throughout the main floor. The spacious living room features a striking gas fireplace, with gorgeous floor-to-ceiling stonework, creating a focal point in the room. Just off the living area, the large dining space is perfect for family meals or entertaining. The modern kitchen is a chef's dream, featuring a gas stovetop, wall oven, range hood, and built-in microwave, all complemented by sleek stainless steel appliances. A spacious mudroom leads to a generous walk-through pantry, making it incredibly easy to unload groceries and keep everything organized. Upstairs, you'll find three well-sized bedrooms and two bathrooms. The layout includes a large bonus room at the centre of the home, providing a perfect retreat or play area. The primary bedroom is a true sanctuary, offering ample space and a luxurious 5-piece ensuite and a huge walk in closet. A convenient upstairs laundry room ensures ease and efficiency for everyday tasks. The unfinished basement is a blank canvas, ready for you to transform into the ultimate man cave, home theatre, or additional living space, with endless possibilities. This home is perfectly located, offering both comfort and convenience. Come see what makes 125 Nolanhurst Way the perfect place to call home!