



GRASSROOTS

REALTY GROUP

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**37 Nolanhurst Crescent NW
Calgary, Alberta**

MLS # A2320048



\$749,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,063 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Solar Tube(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning, sun-drenched home that greets you with grand, open spaces! Step inside to discover seamless HARDWOOD FLOORING that stretches across both the main and upper levels. Just off the foyer, a private den with built-in bookcases makes a perfect home office, while a convenient half bathroom tucked away nearby completes the front entryway. The heart of the home is a bright and airy living area. The living room boasts soaring OPEN TO ABOVE CEILINGS, a cozy tile-faced fireplace, and EXPANSIVE WINDOWS framing beautiful views of the backyard. The chef-inspired kitchen features elegant granite countertops, premium stainless steel appliances, and a central island. A separate breakfast bar with a built-in sink provides additional prep and entertaining space. Everyday convenience shines with direct access from the garage through the mudroom and walk-through pantry into the kitchen. The dining room steps out directly onto the deck, perfect for hosting indoor-outdoor gatherings. Upstairs opens up to a cozy family room. The layout prioritizes privacy by splitting the bedrooms: on one side sits the spacious primary suite, featuring a walk-in closet and a luxurious 5-piece ensuite made brighter by a solar tube. On the opposite side, you will find two additional bedrooms, a 4-piece bathroom, and a laundry room. The NEWLY DEVELOPED BASEMENT expands your living space with stylish vinyl flooring, a massive recreation room perfect for movie nights, a full bathroom, and a flexible den. A professionally installed RADON MITIGATION SYSTEM provides added peace of mind. Outside, the beautifully landscaped backyard is a gardener's dream, featuring raised garden beds ready for your favorite vegetables and flowers. Ideally situated on a quiet street, this property offers exceptional access to local parks, pathways, and a

soon-to-open school. For all your shopping and dining needs, you are just a few minutes' drive from major retail hubs like Beacon Hill and Sage Hill Shopping Centers—home to Costco, T&T, Canadian Tire, Walmart, Sobeys, and a fantastic array of restaurants. Easy access to Sarcee, Shaganappi and Stoney Trail makes commuting effortless while allowing you to enjoy the tranquility of this family-friendly community. Beautifully maintained and thoughtfully upgraded, this move-in-ready home is one you won't want to miss. Check out the property highlight video and 3D virtual tour available online!