



GRASSROOTS
REALTY GROUP

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283 Nolanhurst Crescent NW
Calgary, Alberta

MLS # A2329910



\$874,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,241 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, No Back Lane		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: Pool table and bonus room couch can be negotiated. The kitchen gas stove knob is on order and will be replaced prior to possession.

Welcome to this beautifully maintained family home in the highly desirable community of Nolan Hill, offering over 3,100 sq. ft. of fully developed living space with 4 bedrooms, 3.5 bathrooms, and a double attached garage. Thoughtfully designed with spacious living areas, quality finishes, and tasteful updates throughout, this move-in-ready home offers the perfect balance of comfort, style, and functionality for today's modern family. From the moment you arrive, you'll appreciate the home's attractive curb appeal, enhanced by freshly painted front door, garage door, and exterior wood trim, giving the exterior a refreshed appearance. Step inside to a bright and welcoming foyer that leads into an open-concept main floor designed for both everyday living and effortless entertaining. The spacious living room is filled with natural light and anchored by a cozy fireplace, creating the perfect gathering space for family and friends. The well-appointed kitchen features stainless steel appliances, abundant cabinetry, generous counter space, a large centre island with seating, a pantry, and a functional layout that makes meal preparation a pleasure. Adjacent to the kitchen, the dining area provides plenty of room for family dinners while overlooking the backyard, creating a seamless indoor-outdoor connection during the warmer months. A convenient powder room and mudroom with direct access to the garage complete the main level. Upstairs, a spacious bonus room provides the perfect space for family movie nights, a children's play area, or a home office. The primary suite is a relaxing retreat featuring a walk-in closet and a private ensuite complete with dual sinks, a deep soaker tub, and a tiled shower. Both additional upstairs bedrooms also feature their own walk-in closets, offering an abundance of storage and a thoughtful layout that's ideal for growing families. A full four-piece bathroom and a

conveniently located upper-level laundry room complete the second floor. The builder-developed walkout basement seamlessly extends the home's living space with a large recreation room, a spacious fourth bedroom, and a full bathroom, making it ideal for overnight guests, teenagers, multi-generational living, or a private home office. Step outside to enjoy the landscaped backyard with plenty of room for children, pets, and summer entertaining. The double attached garage offers additional storage for bikes, tools, and seasonal equipment. Perfectly situated in the family-friendly community of Nolan Hill, this home is close to parks, playgrounds, paths, schools, shopping, restaurants, and everyday amenities. Enjoy quick access to Sage Hill Crossing, Beacon Hill Shopping Centre, Costco, Creekside Shopping Centre, and major roadways including Stoney Trail, Shaganappi Trail, and Sarcee Trail. Whether you're upsizing, relocating, or searching for the perfect family home, this move-in-ready property checks all the boxes. Book your private showing today!