



GRASSROOTS
REALTY GROUP

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66 Nolanhurst Way NW
Calgary, Alberta

MLS # A2331556



\$785,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,121 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Level, Private, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained home in the sought-after community of Nolan Hill, offering 2,121 sq. ft. of thoughtfully designed living space with three bedrooms, 2.5 bathrooms, a spacious bonus room, and the convenience of upper-floor laundry. Step into the welcoming foyer with ceramic tile flooring and discover an open-concept main floor featuring 9-foot ceilings and rich maple hardwood flooring throughout the kitchen, dining area, and family room. The inviting family room features a cozy gas fireplace, while the well-appointed kitchen showcases granite countertops, full-height dark maple cabinetry, and french door pantry that features plenty of storage. The dining area opens onto a large deck, creating the perfect setting for indoor-outdoor entertaining. Upstairs, you will find a generous bonus room, three well-sized bedrooms, two full bathrooms, and a conveniently located laundry room. The spacious primary suite offers a relaxing retreat complete with a luxurious 5-piece ensuite featuring dual granite vanities, a soaker tub, and a separate oversized glass shower. The unfinished basement provides an excellent opportunity to create additional living space tailored to your needs. Large windows throughout the home fill the interior with an abundance of natural light. Outside, enjoy the fully fenced and landscaped backyard with a spacious deck—ideal for barbecues, entertaining, or simply relaxing on warm summer evenings. Located in the family-friendly community of Nolan Hill, this home is close to parks, playgrounds, pathway systems, schools, shopping, restaurants, and everyday amenities. Enjoy convenient access to Sage Hill Crossing, Walmart Supercentre, T&T Supermarket, Beacon Hill Shopping Centre, Costco, Creekside Shopping Centre, and major routes including Stoney Trail, Shaganappi Trail, and Sarcee Trail.

An exceptional opportunity to own a beautiful home in one of Northwest Calgary's most desirable communities!