



GRASSROOTS
REALTY GROUP

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**236 Nolanhurst Crescent NW
Calgary, Alberta**

MLS # A2344449



\$769,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,283 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	No Back Lane, See Remarks		

Heating:	Forced Air	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:	Open Floorplan, Pantry, See Remarks, Separate Entrance, Skylight(s)		

Inclusions: none

Stunning Family Home on a Premium 145-Foot Deep Lot in Nolan Hill. Welcome to this exceptionally beautiful and spacious home, perfectly tailored for a large family and available for quick possession. Situated in the desirable community of Nolan Hill, this property stands out with its rare, massive 145-foot-deep lot. The main floor immediately impresses with its soaring 9-foot ceilings and elegant hardwood flooring. Designed for both functionality and comfort, it features a private den perfect for a home office, a cozy family room centered around a warm fireplace, and a gourmet kitchen. The kitchen is fully equipped with a walk-in pantry, a gas cooktop, and premium stainless steel appliances. The upper level is thoughtfully laid out with plush carpeting and offers four generous bedrooms, a versatile bonus room illuminated by a bright skylight, Vaulted ceiling and three full bathrooms. In an exceptional design choice for maximum privacy, every bedroom enjoys direct access to an attached bathroom. The primary master suite serves as a true retreat, boasting a massive walk-in closet and a spa-like 5-piece en-suit bath. Outdoor living is equally impressive in the fully fenced, beautiful backyard, which features 3 decks and a dedicated vegetable garden. Additionally, the unfinished basement includes a convenient separate entrance, for an extended family living space. This home truly combines a premium layout, high-end finishes, and unbeatable lot size. +