



THE
A-TEAM

**RE/MAX
FIRST**

61 NOLANHURST Rise, Calgary T3R 0Z5

MLS® #: **A2105868**

Area: **Nolan Hill**

Listing Date: **02/09/24**

List Price: **\$780,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**
Lot Information
Lot Sz Ar: **6,404 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,013**
Low Sqft:
Ttl Sqft: **2,013**

DOM

100
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`6"
Dining Room	Main	10`7" x 9`10"
Foyer	Main	7`5" x 7`7"
Kitchen	Main	10`7" x 13`0"
Living Room	Main	11`11" x 14`0"
Mud Room	Main	10`11" x 5`11"
4pc Bathroom	Basement	7`3" x 5`2"

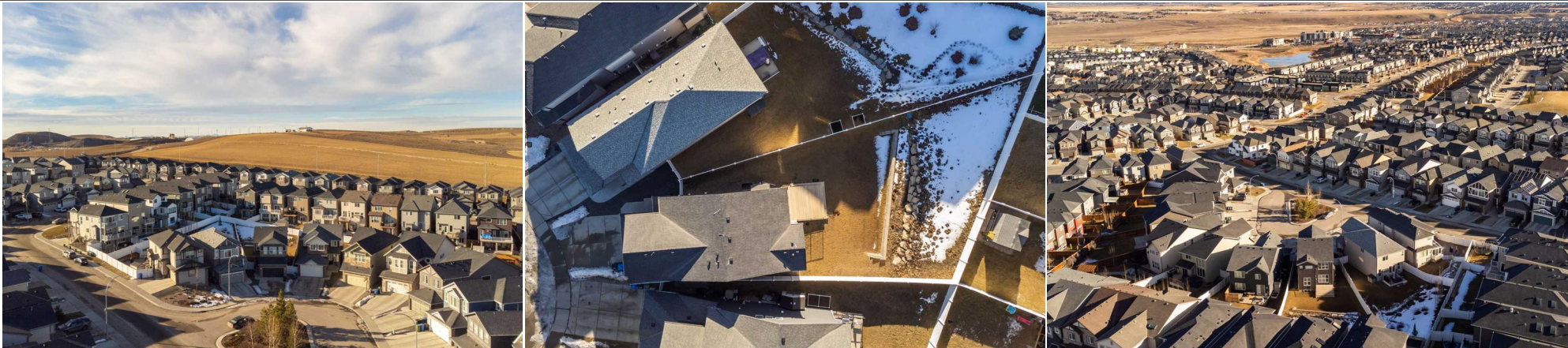
Room	Level	Dimensions
4pc Bathroom	Upper	10`8" x 4`11"
5pc Ensuite bath	Upper	11`1" x 15`10"
Bedroom	Upper	10`8" x 10`11"
Bedroom	Upper	12`0" x 10`2"
Family Room	Upper	12`1" x 23`0"
Laundry	Upper	5`4" x 8`6"
Bedroom - Primary	Upper	12`6" x 14`1"

Bedroom	Basement	7`10" x 13`7"	Walk-In Closet	Upper	4`11" x 10`9"
Game Room	Basement	13`8" x 17`6"	Storage	Basement	10`11" x 9`6"
Furnace/Utility Room	Basement	10`8" x 10`6"			
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	R-1N	
Legal Desc:	1610014	Remarks

Pub Rmks:	<p>Welcome to Nolan Hill - the kind of place that immediately feels like home. As you step inside this home you will be greeted by a bright and sunny foyer. The main living area is spacious and open, making it perfect for gatherings or quiet evenings in. The kitchen is a cook’s dream, with top-notch appliances and plenty of counter space. It flows right into the dining and living areas, making it easy to chat with guests while preparing meals. The living room, with its cozy fireplace, is the perfect spot to unwind after a long day, especially when the winter chill sets in. Head upstairs to find a peaceful primary suite, complete with a luxurious ensuite bathroom and a walk-in closet big enough to house an impressive wardrobe. Alongside, there are two more bedrooms, each offering a comfortable, private space, plus a convenient bathroom and laundry area. Downstairs, the basement opens up into a large recreation room and an additional den that can be turned into anything you need - maybe a home office, a gym, or a playroom for the kids. This extra space is one of the many things that make this house so versatile and appealing. Outside, the backyard is a real gem. It's large and ready for summer fun, with a spacious deck and fencing for privacy - perfect for barbecues and outdoor parties. Plus, the location is super convenient, with easy access to local shopping areas like Sage Hill Quarter and Gates of Nolan Hill. And if you're up for a bigger shopping trip, CrossIron Mills Mall is just a short drive away. This house isn’t just a place to live; it’s a place to make lifelong memories.</p>
Inclusions:	N/A
Property Listed By:	RE/MAX First

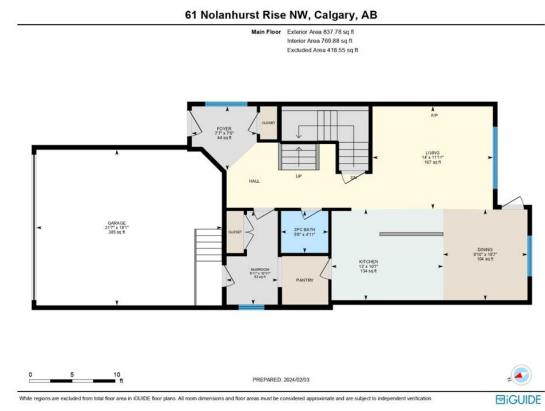
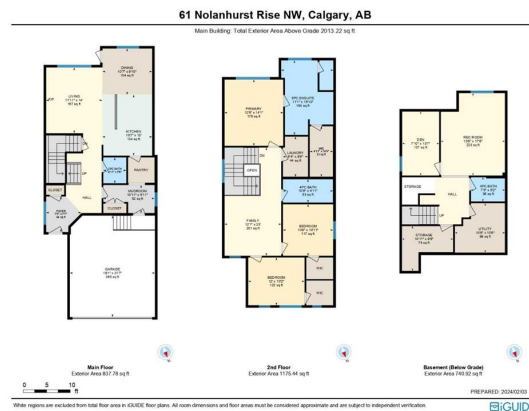
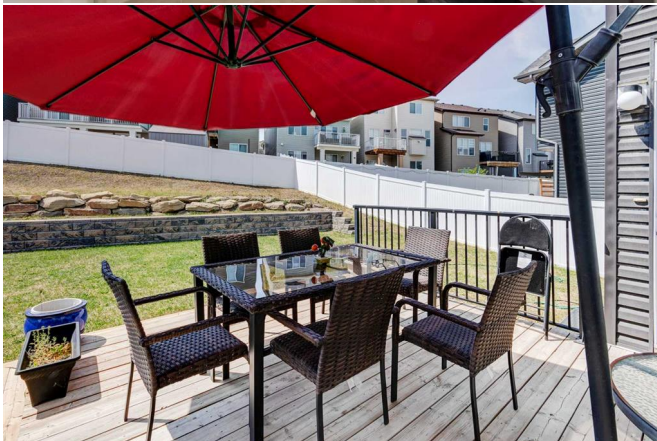
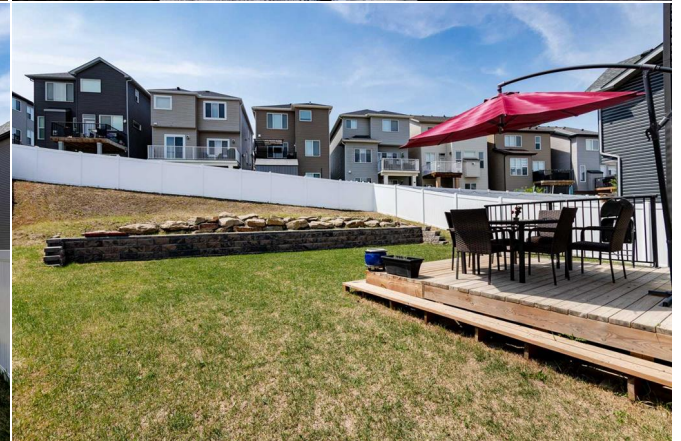
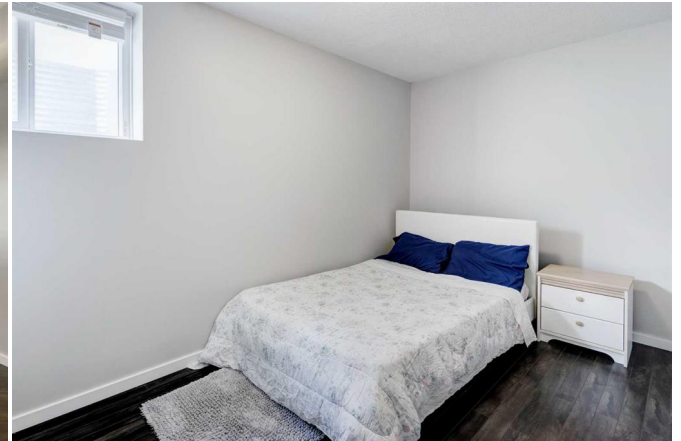
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











61 Nolanhurst Rise NW, Calgary, AB

2nd Floor Exterior Area 1175.84 sq ft
Interior Area 1082.82 sq ft
Excluded Area 8.21 sq ft



PREPARED: 2024/03/03



White regions are included from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

61 Nolanhurst Rise NW, Calgary, AB

Basement (Below Grade) Exterior Area 740.92 sq ft
Interior Area 575.10 sq ft
Excluded Area 32.59 sq ft



PREPARED: 2024/03/03



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