



THE
A-TEAM

**RE/MAX
FIRST**

252 NOLANHURST Crescent, Calgary T3R 0Z6

MLS®#: **A2117718**

Area: **Nolan Hill**

Listing Date: **03/26/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**
Lot Information
Lot Sz Ar: **4,316 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,050**
Low Sqft:
Ttl Sqft: **2,050**

DOM

54
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Landscaped,Street Lighting,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Humidifier,Range Hood,Refrigerator,Washer,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Closet Organizers,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`4" x 12`5"
Dining Room	Main	11`5" x 10`5"
Mud Room	Main	4`7" x 4`2"
Pantry	Main	6`4" x 6`0"
Bedroom	Upper	11`4" x 10`5"
4pc Bathroom	Upper	7`11" x 4`11"
Laundry	Upper	8`1" x 6`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`7" x 10`6"
2pc Bathroom	Main	7`7" x 2`11"
Entrance	Main	12`10" x 6`3"
Bedroom - Primary	Upper	16`1" x 11`11"
Bedroom	Upper	12`1" x 10`7"
Bonus Room	Upper	15`3" x 14`7"
Walk-In Closet	Upper	10`2" x 5`7"

5pc Ensuite bath
Bedroom
Family Room
Laundry

Upper
Basement
Basement
Basement

9`11" x 10`1"
7`11" x 9`11"
10`3" x 15`6"
3`6" x 4`8"

Bedroom
Kitchen
4pc Bathroom

Basement
Basement
Basement

10`8" x 9`3"
15`6" x 4`11"
8`1" x 5`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1610014

Zoning:
R-1N

Remarks

Pub Rmks:

OPEN HOUSE TODAY APRIL 20, 2024 (1:30 PM TO 4:00 pm). Welcome to this beautiful family featuring executive luxury. Pride of Ownership. Located in the popular area of Nolan Hill in Calgary NW. Featuring a double attached garage, 9' ceilings on main floor and over 2700 sq. ft of luxurious living space including a walk-up fully developed basement with legal suite. Beautiful custom spindle railings, family room with fireplace, kitchen with huge island, stainless steel appliances, granite counter tops and extended kitchen island with seating, dining room, spacious mudroom. The upper floor features a Primary bedroom with a 6 pc ensuite, custom shower & soaker tub, double vanities, additional two bedrooms, a large bonus room with skylights and laundry. A stunning gas fireplace with tile trimmings adds charm to the family room. The legal basement suite has its separate entrance with two bedrooms a 4-pc bath, full kitchen, and a huge recreation room. It's great for entertaining, family get togethers or those movie nights. This level further features storage room and utility room. Don't miss out on this impeccable home. Call for your private viewing today!!!

Inclusions:
Property Listed By:

n/a
Century 21 Bamber Realty LTD.

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













