



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**41 NOLANHURST Crescent, Calgary T3R 0Z3**

MLS®#: **A2144473**

Area: **Nolan Hill**

Listing Date: **06/25/24**

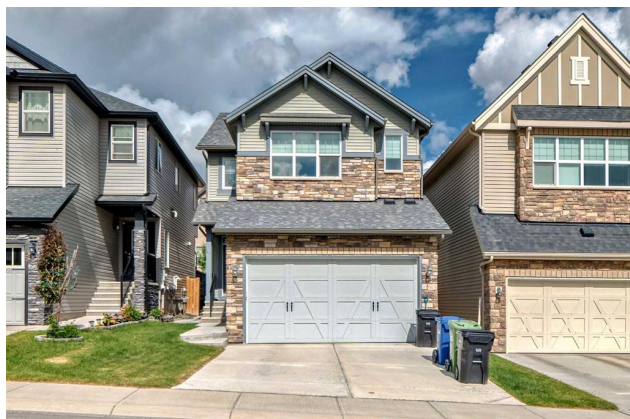
List Price: **\$778,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2017**  
Lot Information  
Lot Sz Ar: **3,390 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,976**  
Low Sqft:  
Ttl Sqft: **1,976**

DOM

**7**  
Layout  
Beds: **3 (3)**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Few Trees,Low Maintenance Landscape,Level,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **ENERGY STAR Qualified Equipment,Natural Gas**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Washer,Window Coverings**  
Int Feat: **Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Pantry,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`8" x 8`4"
Office	Main	9`1" x 5`10"
Kitchen With Eating Area	Main	10`8" x 13`7"
Living Room	Main	16`1" x 14`1"
Other	Main	10`0" x 9`8"
Walk-In Closet	Upper	4`10" x 8`9"
Bedroom	Upper	11`0" x 10`0"

Room	Level	Dimensions
Mud Room	Main	5`10" x 8`5"
2pc Bathroom	Main	5`0" x 5`6"
Pantry	Main	4`4" x 4`8"
Dining Room	Main	10`0" x 9`0"
Bedroom - Primary	Upper	12`0" x 12`7"
5pc Ensuite bath	Upper	10`0" x 8`6"
Bedroom	Upper	11`0" x 10`0"

4pc Bathroom  
Media Room  
Other

Upper  
Upper  
Main

5`0" x 8`9"  
12`0" x 18`0"  
17`11" x 21`5"

Laundry  
Furnace/Utility Room

Upper  
Lower

8`9" x 5`10"  
22`0" x 33`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

1610014

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**This two-storey, Homes by Avi built residence boasts almost 2000 sq. ft. of refined living space and is move-in ready - perfect for you to call home. The bright and spacious main floor features a den/office space, large family and dining room, and a gourmet kitchen complete with central island, granite counters, and a spacious walk-thru pantry. Smart upgrades include hardwood flooring throughout the main, a beautiful gas fireplace with stunning tile surround, and upgraded metal bannisters on the stairs, accented by a large skylight which brings in tons of light. Upstairs features 3 large bedrooms including a spacious master suite complete with a 5 piece ensuite and large walk in closet, a bathroom, and large laundry room with storage. A family room featuring large windows and vaulted ceiling completes the upstairs, offering the perfect family retreat for movie and game nights. Whole house has triple pane windows. The unspoiled basement, with a finished stairwell, awaits your personal touch, offering the opportunity to tailor the space to your preferences. The west facing backyard include a large deck with aluminum railings and is fully fenced and landscaped. Positioned on a quiet crescent, this home is walking distance to two community playgrounds, a daycare, the future elementary school announced last year, and numerous restaurants and shopping centres. This residence is a must-see for those seeking a harmonious blend of style and functionality.**

Inclusions:  
Property Listed By:

**NA**  
**Grand Realty**

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





