

62 NOLANHURST Gardens, Calgary T3R 1S8

MLS®#: **A2146871** Area: **Nolan Hill** Listing Date: **07/05/24** List Price: **\$855,000**
 Status: **Pending** County: **Calgary** Change: **-\$20k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **4,208 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,048**
 Low Sqft:
 Ttl Sqft: **2,048**

DOM

73
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,Cul-De-Sac,Few Trees,Gazebo,Front Yard,Low Maintenance Landscape**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **ENERGY STAR Qualified Equipment,Fireplace(s)**
 Sewer:
 Ext Feat: **Playground,Private Yard,Rain Gutters**

Construction: **Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Electric Stove,ENERGY STAR Qualified Appliances,Garburator,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Bar,Built-in Features,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`6" x 10`11"
Living Room	Main	15`6" x 11`11"
Bonus Room	Second	13`11" x 12`2"
Laundry	Second	6`4" x 4`11"
Mud Room	Main	8`5" x 5`11"
Bedroom	Second	10`11" x 8`11"

Room	Level	Dimensions
Dining Room	Main	10`11" x 10`2"
Office	Main	11`8" x 8`11"
Game Room	Basement	22`10" x 20`0"
Furnace/Utility Room	Basement	10`3" x 8`1"
Bedroom - Primary	Second	13`11" x 12`2"
Bedroom	Second	11`11" x 9`8"

Bedroom
3pc Bathroom
5pc Ensuite bath

Basement
Basement
Second

10`11" x 9`6"
6`8" x 5`1"
10`5" x 8`8"

2pc Bathroom
4pc Bathroom

Main
Second

6`5" x 2`10"
8`3" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1710042

Zoning:
R-1N

Remarks

Pub Rmks:

Welcome to 62 Nolanhurst Gardens NW, Calgary, AB. Nestled in a tranquil cul-de-sac, this amazing detached home sit on the perfect lot which is located just steps away from the park and a green space. Built in 2018, this home exudes modern elegance with its vaulted ceilings and exceptional craftsmanship. The spacious living areas are adorned with exquisite finishes, creating a welcoming atmosphere that's perfect for both relaxation and entertainment. The gourmet kitchen is complete with stainless steel appliances and ample counter space to go along with the unique floor plan. Upstairs, three generously-sized bedrooms which go along with a large living space offers comfort and privacy, making it ideal for families or guests. The entire home has built in surround sound speakers adding a unique elegance through out. Entering the basement you will notice the vinyl flooring continues until you reach the heated flooring in the bathroom. Outside, the beautifully landscaped yard invites you to enjoy dining outdoors or a quiet evenings under the stars. With an attached double garage providing convenience and storage, every detail of this home has been thoughtfully designed for your comfort and enjoyment. Book your appointment today!

Inclusions:
Property Listed By:

none
Real Broker

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









