

225 NOLANHURST Way, Calgary T3R1S7

MLS®#: **A2150654** Area: **Nolan Hill** Listing **07/18/24** List Price: **\$679,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 08-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **3,207 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,405**
 Low Sqft:
 Ttl Sqft: **1,405**

DOM

60
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Zero Lot Line**
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **High Ceilings,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`1"	Dining Room	Main	10`1" x 8`10"
Foyer	Main	9`8" x 7`1"	Kitchen	Main	10`1" x 12`1"
Living Room	Main	11`0" x 13`8"	4pc Bathroom	Second	8`9" x 5`0"
4pc Ensuite bath	Second	8`9" x 8`11"	Bedroom	Second	11`5" x 11`2"
Bedroom	Second	10`2" x 11`5"	Bedroom - Primary	Second	13`1" x 16`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1710042

Zoning:
R-1N

Remarks

Pub Rmks:

Welcome to this stunning two-story home in a strategic and family-friendly neighbourhood of Nolan Hill in Calgary, NW, close to schools, shopping malls, and Stoney Trail. This spacious 1400-square-foot home features high-end finishes throughout, making it the perfect blend of luxury and comfort. The main floor offers an open-concept layout with a bright, inviting living room featuring a gas fireplace. The modern, elegant kitchen has stainless steel appliances, including a stove, fridge, dishwasher, and built-in microwave, complemented by sleek quartz counters. Adding to the charm are the rounded corners, 9' knock-down ceiling, wide plank vinyl flooring, upgraded tile, and Hunter Douglas Faux wood blinds, enhancing the aesthetic appeal. The home boasts three spacious bedrooms upstairs, including a primary suite with a walk-in closet and an ensuite bathroom. Two full baths and a convenient upper-floor laundry with a Whirlpool top-load washer and dryer offer added functionality. Cozy carpet and wrought iron railings add warmth and sophistication, while roughed-in TV wall mounts in the great room and master bedroom provide modern conveniences. The double-attached garage offers comfort to your vehicles during inclement weather seasons and offers ample storage space and easy access to the home. The exterior of the home is equally impressive. It features a sunny, private backyard oasis with a beautiful lawn, perfect for outdoor activities and relaxation. A BBQ gas line connection has been installed on the rear deck, making it ideal for entertaining. The backyard has been recently fenced, ensuring the outdoor space is as meticulously maintained as the interior. The basement remains undeveloped, providing potential for future customization to suit your needs. This home is ideal for families seeking stylish and functional living space in a desirable neighbourhood. The combination of luxury finishes, practical amenities, and a prime location make it a unique opportunity. Don't miss the chance to make this house your new home, where comfort, style, and convenience come together seamlessly.

Inclusions:
Property Listed By:

N/A
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