



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**138 NOLANHURST Rise, Calgary T3R 0Z5**

MLS®#: **A2167462**

Area: **Nolan Hill**

Listing Date: **12/05/24**

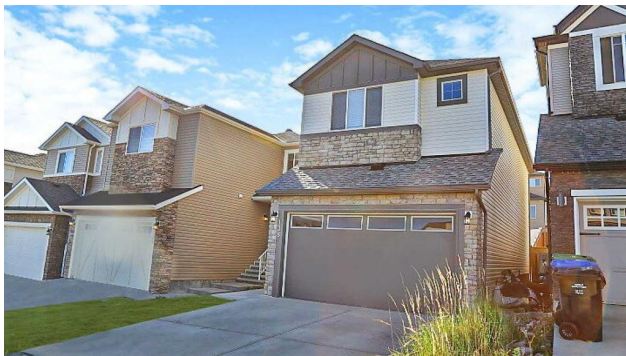
List Price: **\$859,900**

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: **3,347 sqft**  
Lot Shape:

Access:

Lot Feat: **See Remarks**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,040**  
Low Sqft:  
Ttl Sqft: **2,040**

DOM

**16**  
Layout  
Beds: **6 (4 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting**

Construction: **Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood,See Remarks**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Washer/Dryer,Window Coverings**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"
Foyer	Main	9`8" x 5`10"
Living Room	Main	14`4" x 15`0"
4pc Bathroom	Second	8`4" x 4`11"
Bedroom	Second	10`4" x 10`2"
Bedroom	Second	11`11" x 13`3"
Bedroom - Primary	Second	11`8" x 17`2"
Walk-In Closet	Second	5`10" x 8`10"
Bedroom	Lower	9`6" x 9`8"
Kitchen	Lower	11`8" x 10`2"

Room	Level	Dimensions
Dining Room	Main	10`11" x 9`6"
Kitchen	Main	8`8" x 12`4"
Office	Main	9`10" x 9`10"
5pc Ensuite bath	Second	10`5" x 11`11"
Bedroom	Second	9`10" x 9`11"
Family Room	Second	14`8" x 11`9"
Laundry	Second	8`6" x 8`8"
4pc Bathroom	Lower	10`11" x 5`0"
Bedroom	Lower	9`6" x 9`8"
Game Room	Lower	11`8" x 11`0"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**1610014**

Remarks

Pub Rmks: **Stunning Home in Family-Oriented Nolan Hill. Imagine family living in a solidly built, stylish 2-story detached house. This move-in ready home provides a brilliant lifestyle for creating memories for kids and family, brilliant design, finished in neutral grey, pleasing fresh paint accentuated with white trim, hardwood flooring, south facing backyard, oversize double attached garage, you will love it. The main floor features will delight you, 9-ft ceilings, elegant kitchen cabinets with crown molding, fashionable backsplash, roomy corner pantry, living / dining room with large windows bring natural sunlight into the whole space, fireplace while relaxing with that special someone, half bath and a roomy office. Upstairs you will find 4 bedrooms, a large bonus room with skylight, 2 bathrooms including a 5-pcs master bedroom ensuite with Skylight, double sinks and a Jacuzzi, a glass standing shower, walk-in closet, and a convenient laundry room. The basement reveals a fully-finished 2-bed, 1-bath legal suite with a separate entrance, modern kitchen, and 4-piece bathroom / laundry room, a perfect mortgage helper to lease or rent as an Airbnb, or to accommodate extended family. 138 Nolanhurst Rise NW is certainly a must-see property! Please check out the virtual tour of this beautiful property, it would be my absolute pleasure to give you a tour!**

Inclusions: **NA**  
Property Listed By: **CIR Realty**

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

