



THE
A-TEAM

**RE/MAX
FIRST**

165 NOLANHURST Bay, Calgary T3R 1S5

MLS®#: **A2176032**

Area: **Nolan Hill**

Listing Date: **10/29/24**

List Price: **\$860,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar: **5,984 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,513**
Low Sqft:
Ttl Sqft: **2,513**

DOM

22
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot,Cul-De-Sac,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Kitchen Island,Separate Entrance,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`11" x 12`11"
Living Room	Main	16`11" x 11`11"
Bonus Room	Upper	17`3" x 16`5"
Bedroom - Primary	Upper	17`4" x 13`11"
Bedroom	Upper	12`11" x 9`4"
5pc Ensuite bath	Upper	14`10" x 12`11"

Room	Level	Dimensions
Dining Room	Main	12`11" x 8`11"
Office	Main	9`1" x 7`1"
Laundry	Upper	10`8" x 5`11"
Bedroom	Upper	12`11" x 9`4"
4pc Bathroom	Upper	9`11" x 7`4"
2pc Bathroom	Main	4`11" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1710042

Remarks

Pub Rmks:

This 2,513 sqft home, built in 2018 by Trico Homes, sits on a quiet corner lot in a cul-de-sac in the desirable community of Nolan Hill. Designed for modern living, the main floor offers a bright, open-concept layout with large windows that flood the space with natural light. The living area features an electric fireplace, creating a cozy atmosphere for gatherings, while the well-equipped kitchen includes stainless steel appliances, sleek cabinetry, and a central island—perfect for both meal prep and entertaining. A dedicated office/den on the main floor provides a quiet space to work from home or handle daily tasks. The dining area opens to a composite deck overlooking a sun-filled, south-facing backyard—great for summer barbecues or simply relaxing outdoors. Upstairs, the bonus room adds extra flexibility as a family room or play space. The primary bedroom includes a spacious walk-in closet and a 5-piece ensuite with double sinks, a soaker tub, and a walk-in shower. Two more bedrooms, a full bathroom, and an upper-level laundry room with a sink complete the upper floor. The undeveloped 923 sqft basement offers a separate entrance. The double car garage provides ample parking and storage. Located in Nolan Hill, this community provides more than just a place to live. With plenty of parks, playgrounds, and scenic walking paths weaving through the neighbourhood, it's a great fit for families. Nearby amenities include grocery stores, cafes, restaurants, and fitness centers, and the location offers easy access to major roads like Sarcee Trail and Stoney Trail, making commutes or trips to shopping hubs like Beacon Hill and Creekside simple and convenient. Nolan Hill offers the perfect mix of quiet suburban living and access to everything you need. This home is ready for you to make it your own and enjoy all it has to offer.

Inclusions:
Property Listed By:

**TV wall mount
Real Broker**

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











