



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: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2018**      Abv Sqft: **2,513**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **5,984 sqft**      Ttl Sqft: **2,513**  
 Lot Shape:

DOM

**53**  
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**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      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	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`11" x 12`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 8`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`11" x 11`11"</b>	<b>Office</b>	<b>Main</b>	<b>9`1" x 7`1"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>17`3" x 16`5"</b>	<b>Laundry</b>	<b>Upper</b>	<b>10`8" x 5`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`4" x 13`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`11" x 9`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`11" x 9`4"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`11" x 7`4"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>14`10" x 12`11"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1710042**

Zoning:  
**R-G**

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**





















