



GRASSROOTS
REALTY GROUP

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100 Nolanhurst Way NW
Calgary, Alberta

MLS # A2215867



\$710,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,848 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Standard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions:	N/A
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~Open House May 3 from 2 pm - 4 pm ~ Welcome to this beautiful 2-storey family home located in the highly sought-after community of Nolan Hill. Thoughtfully designed and meticulously maintained, this home offers the perfect blend of comfort, style, and convenience—ideal for modern family living. Step inside to discover a bright and open main floor, featuring a spacious living room with a striking gas fireplace that creates a warm and inviting atmosphere. The kitchen is equipped with a gas range and plenty of counter space, making it a dream for both everyday cooking and entertaining. Upstairs, you'll find three generously sized bedrooms, including a stunning primary suite with a beautiful ensuite, as well as a large family or TV room—perfect for movie nights or a kids' hangout space. For added convenience, the laundry room is also located on the second level. This home comes with several desirable upgrades, including air conditioning and a new garage door installed in April 2025. Outside, enjoy a professionally landscaped backyard with a privacy fence—ideal for kids, pets, or summer barbecues. The unfinished basement is a blank canvas with endless potential to create a home theatre, gym, or additional living space tailored to your needs. Perfectly located just steps from parks, walking paths, and amenities—including quick access to schools, shopping, and Costco—this home offers everything a growing family could want in one of Calgary's most welcoming neighbourhoods.