



GRASSROOTS
REALTY GROUP

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166 Nolanhurst Way NW
Calgary, Alberta

MLS # A2229504



\$834,900

| | | | |
|------------------|---|---------------|------------------|
| Division: | Nolan Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,403 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Level, Low Maintenance Landscape, Rectangular Lot, | | |

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Welcome to this beautifully crafted two-storey home, perfectly positioned on a prime corner lot in the prestigious community of Nolan Hill. Built by award-winning Morrison Homes, this nearly 3,000 sq ft residence blends timeless sophistication with thoughtful family living; a rare find that offers unmatched privacy, space, and comfort. Siding onto the park, this home invites you to unwind on the Lanai-style covered deck, complete with a dual-sided indoor/outdoor fireplace — ideal for hosting gatherings or enjoying quiet evenings sipping your favourite beverage. Inside, discover an elevated interior design featuring 9-foot ceilings, a gourmet kitchen with quartz countertops, white cabinetry, soft-close drawers, and an upgraded appliance package that includes a built-in oven, microwave, induction cooktop with slide out drawers and a beverage refrigerator. A walk-in pantry provides function without compromising style. The upper level offers a tranquil retreat: three well-appointed bedrooms plus a full bath and a grand primary suite with a private den/office/nursery, a spa-inspired ensuite with soaker tub and double sink vanity, expansive walk-in closet, and direct access to a walk-through laundry. A central soundproofed bonus room offers the ideal space for entertainment, work, or relaxation. Additional highlights include: Landscaped/maintenance-free backyard; Extra-large double attached garage; Roughed-in central vacuum, Air conditioning & high-efficiency furnace; CAT-6 Ethernet wiring throughout for smart home readiness; Hunter Douglas top/down blinds; Engineered hardwood flooring; New washer, dryer, and dishwasher; Basement with roughed-in plumbing ready for your custom touch. This Nolan Hill property is ideally situated in a quiet school zone for added safety and slower traffic, and there is also direct access to top-tier amenities,

parks, trails. Experience elevated family living with executive flair. Book your showing and discover a residence that truly feels like home.