



GRASSROOTS
REALTY GROUP

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213 Nolanhurst Way NW
Calgary, Alberta

MLS # A2241645



\$720,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,647 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Private, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to this immaculately maintained, turn-key 2-storey home built by Morrison Homes, nestled in the sought-after community of Nolan Hill. Thoughtfully designed and meticulously cared for, this residence offers a blend of modern elegance and family-friendly functionality, featuring 3 spacious bedrooms and 2.5 bathrooms. As you step through the front door, you're welcomed by an open-to-below foyer that sets the tone for the home's grand yet inviting atmosphere. The main level showcases 9-foot ceilings, a brushed oak engineered hardwood floor, and upgraded knock-down textured ceilings with soft rounded corners, adding a refined touch to every room. Enjoy Hunter Douglas upgraded window coverings that are included throughout the home. The gourmet kitchen is a chef's dream, boasting a two-tone design with full-height cabinetry, sleek granite countertops, and a premium stainless steel appliance package. A nook area and cozy family room provide the perfect setting for both entertaining and daily living. Conveniently located off the front-attached garage, you'll find a combined laundry and mudroom, along with a half bathroom ideally placed for guests. Upstairs, unwind in the cozy bonus room, perfect for movie nights or a quiet retreat. The primary suite offers a private escape, complete with a walk-in closet and a luxurious, custom stand-up shower en suite. Two additional generously sized bedrooms and a stylish 3-piece bathroom complete the upper level. The basement remains undeveloped, presenting an incredible opportunity for the next homeowner to customize it to their lifestyle, complete with a bathroom rough-in already in place.