



GRASSROOTS
REALTY GROUP

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**353 Nolanhurst Crescent NW
Calgary, Alberta**

MLS # A2255385



\$840,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,404 sq.ft.	Age:	2018 (7 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)

Inclusions: Basement: cooktop, refrigerator, washer, dryer

PRICE REDUCED to 840K. Don't Miss This Beautifully Appointed 2-Storey Home in Sought-After Nolan Hill! Offering over 3,300 sq. ft. of refined living space, including a separate entrance basement, this home is perfect for a growing family. 6 Bedrooms + Den | 4.5 Bathrooms, Sunny South-Facing Landscaped Backyard, Double Attached Garage. Be Sure to View the 3D Virtual Tour! Step inside and be welcomed by a dramatic 18' foyer ceiling, setting the tone for the spacious open-concept layout. Enjoy 9' ceilings on the main floor, engineered laminate flooring, and a front den with double doors—ideal for a home office. The gourmet kitchen featuring a large central island with eating bar, granite countertops, stainless steel appliances, gas stove, corner pantry, and tall cabinetry. The bright dining area opens to the deck and sunny backyard, while the cozy family room includes a gas fireplace and custom built-in shelving. A spacious mudroom with built-ins and a half bath complete the main floor. Upstairs, find a generous bonus area, 4 spacious bedrooms, and a convenient laundry room with sink and granite countertops. The primary master bedroom includes a walk-in closet and luxurious 5-pc ensuite with double vanities, jetted tub, granite counters, and a separate shower. One additional bedroom also features its own 4-pc ensuite, while the remaining two share a third full bathroom. The fully developed basement with permits features a separate entry and completes with an illegal suite and a 9' high ceiling complete with a summer kitchen, rec room, 2 bedrooms, 4-pc bathroom, and second laundry—ideal for to be used as rental space, multi-generational living or extended guests. Enjoy outdoor living in the fenced backyard with a deck featuring aluminum railing and gas hookup—perfect for BBQs. The landscaped lot

includes a front patio and concrete side steps leading to the backyard. Located close to parks, playgrounds, shopping, public transit, and with easy access to Stoney Trail—this is a must-see home!