



GRASSROOTS
REALTY GROUP

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213 Nolanhurst Way NW
Calgary, Alberta

MLS # A2264610



\$645,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,663 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

ATTACHED DOUBLE GARAGE!! 1650+ SQFT OF LIVING SPACE!! 3 BEDROOMS + 2.5 BATHS!! LOFT WITH OPEN-TO-BELOW!! Step into this bright and functional home offering modern finishes and a family-friendly layout. The main floor features a welcoming LIVING ROOM WITH FIREPLACE & BIG WINDOWS, flowing seamlessly into the KITCHEN WITH ISLAND, BUILT-IN FEATURES & PANTRY, and a dining area that opens onto a BACKYARD DECK. A convenient laundry area and 2-PC BATH complete this level. Upstairs, you'll find 3 BEDROOMS and 2 BATHS including a PRIMARY SUITE with walk-in closet and 3-PC ENSUITE BATH. Two additional BEDROOMS share a 3-PC BATH, and a versatile LOFT AREA WITH OPEN-TO-BELOW adds extra living space for work or play. The home also offers a NICE-SIZED BACKYARD WITH DECK, giving you outdoor space that's perfect for relaxing or entertaining without being high-maintenance. Enjoy the convenience of an ATTACHED DOUBLE GARAGE, plus a great location close to the pond, shopping, and soccer fields. MODERN DESIGN, BRIGHT SPACES & A BACKYARD TO ENJOY — THIS HOME HAS IT ALL!