



**GRASSROOTS**  
REALTY GROUP

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213 Nolanhurst Way NW  
Calgary, Alberta

MLS # A2265970



**\$630,000**

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

|                    |                                                                                           |                   |     |
|--------------------|-------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                 | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                                                                          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                                           | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                           | <b>Utilities:</b> | -   |
| <b>Features:</b>   | 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 &mdash; THIS HOME HAS IT ALL!