



**GRASSROOTS**  
REALTY GROUP

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**84 Nolanhurst Heights NW**  
**Calgary, Alberta**

**MLS # A2275802**



**\$719,900**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,040 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	ENERGY STAR Qualified Equipment	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** n/a

Welcome to this exceptionally crafted, custom-built home by Avi, nestled in the prestigious and family-friendly community of Nolan Hill NW Calgary. Impeccably maintained this exquisite residence offers over 2,039 sq ft of thoughtfully designed living space across two levels, featuring 4 bedrooms, 3 full bathrooms, a spacious upper bonus room, and an unspoiled basement ready for your personal touch. From the moment you arrive, you'll be captivated by the elegant curb appeal, inviting entryway, and the sense of quality that flows throughout the home. Step inside to discover a warm and welcoming open-concept main floor designed with both functionality and sophistication in mind. Rich dark hardwood floors, 9-foot ceilings, and designer-neutral tones create an atmosphere of understated luxury. The living room offers a serene retreat with a beautiful gas fireplace, perfect for cozy evenings, while the adjacent dining area seamlessly opens onto a large outdoor deck—ideal for summer entertaining or relaxed family meals. At the heart of the home lies the gourmet chef's kitchen, expertly appointed with polished quartz countertops, premium stainless steel appliances\*\*, a large central island with seating, and an abundance of cabinet space, including a corner walk-in pantry—perfect for those who love to cook or entertain. Whether you're hosting a dinner party or preparing a quiet family meal, this kitchen is sure to impress. One of the unique highlights of the main floor is the private bedroom with a full ensuite bathroom—a rare and thoughtful feature ideal for aging parents, guests, or a home office. Oversized triple-pane windows throughout the home fill every room with natural light while offering enhanced energy efficiency and quiet comfort year-round. Upstairs, you'll find three generously sized bedrooms, including the

luxurious primary suite, which serves as your own private retreat. This beautifully appointed room features a walk-in closet and a spa-inspired ensuite bathroom complete with a deep soaker tub, separate glass-enclosed shower, and dual vanities. The upper level also includes a large bonus room, perfect for family movie nights, a kids's playroom, or a stylish home office, as well as a convenient laundry room with a modern washer and dryer. The unfinished basement offers an additional 846 sq ft of space, already roughed-in for a bathroom and central vacuum, providing the perfect canvas for future development—whether you envision a home theatre, gym, recreation area, or guest suite. Additional luxury features include a whole-home water softener system that protects your appliances and keeps your skin and hair feeling soft, double attached front garage, and extra parking on both the driveway and the street for added convenience.