



**240 Nolanhurst Crescent NW
Calgary, Alberta**

MLS # A2277044



\$759,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,301 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

This beautifully designed 2-storey home offers over 2,300 sq ft of elegant living space, featuring a thoughtfully crafted layout with luxury finishes throughout. With 3 great size bedrooms, 4 bathrooms, and a main floor office that can easily be converted into a fourth bedroom, this home is perfect for growing families or those who need flexible living space. The main level showcases engineered hardwood flooring, a private front office, and a stunning open-to-above family room with a soaring 17-foot ceiling and cozy gas fireplace. The chef's kitchen boasts built-in stainless steel appliances, including a countertop gas stove, wall oven, microwave, French door refrigerator, a walk-through pantry, and a large central island. The kitchen is completed with full-height cabinetry, including a second upper row with glass inserts for added style and storage. The spacious dining area is perfect for large gatherings and opens onto a west-facing deck, ideal for entertaining and enjoying evening sunsets. Upstairs, you'll find a bright front-facing bonus room with a wet bar, a luxurious primary suite featuring a 5-piece ensuite with a jetted soaker tub, separate tiled shower, dual vanities, and a large walk-in closet. Two additional bedrooms and two more bathrooms complete the upper floor. Situated on a deep west-backing lot (30' x 146'), this home offers a huge backyard with double level huge deck and 48 feet from deck to fence; ideal for outdoor living. The basement is unfinished and ready for your finishing touches. This will not last on the market long so call today to book your showing!