



**45 Nolanhurst Common NW  
Calgary, Alberta**

**MLS # A2288602**



**\$675,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,930 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, No Back Lane, Rectangular Lot, Treed		

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

**Features:** Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Shelving in lower level, excluding the bins

Welcome to this beautifully maintained, two storey home nestled on a quiet street in the sought after community of Nolan Hill! Offering modern upgrades, 3 bedrooms, 2.5 bathrooms, a spacious bonus room, fully landscaped, air-conditioning and a double attached garage, this home perfectly blends thoughtful design with everyday functionality; all showcased by charming curb appeal and a welcoming front porch that sets the tone from the moment you arrive. Step inside to discover 9&rsquo; ceilings, elegant neutral tones and oversized windows that bathe the main floor in natural light. The sleek, contemporary kitchen is both stylish and practical, showcasing white cabinetry, quartz countertops, a large central island with breakfast bar seating, stainless steel appliances, a striking tiled backsplash and a generous pantry. The dining area comfortably accommodates gatherings of family and friends, with patio doors that open to the backyard, creating a seamless indoor-outdoor flow. The open concept living room is warm and inviting, anchored by a cozy gas fireplace; perfect for relaxing evenings at home. A two piece bathroom and mudroom complete the main level. Upstairs, you will surely be impressed by the bonus room with stunning vaulted ceilings offering incredible flexibility, whether used as a family media space, home office, playroom, or quiet reading lounge. A convenient laundry room add both comfort and practicality. The spacious primary suite serves as a peaceful retreat, complete with a walk in closet and a well appointed 5 piece ensuite featuring a deep soaker tub; ideal for unwinding at the end of the day. Two additional generously sized bedrooms, one with another walk-in closet and a full 4 piece bathroom complete the upper level. The unfinished lower level with future bathroom rough in, provides endless potential for future development to

suit your needs. Outside, enjoy the west facing backyard; spacious deck with privacy wall, children's play structure, two sheds and trees; a wonderful space to relax, entertain or soak up the afternoon sun. Notable recent updates; Air conditioning (2020), Fridge (2024), Gemstone lighting (2024) and new Gutters, Eavestroughs and Shingles (2025). Located in a vibrant and family friendly community with parks, playgrounds and scenic walking paths and offering quick access to major routes including Shaganappi Trail, Stoney Trail and Sarcee Trail; this exceptional home delivers the perfect blend of style, comfort, and convenience. Schedule your private showing today; this home won't last long!