



**230 Nolanhurst Bay NW
Calgary, Alberta**

MLS # A2290892



\$968,800

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,684 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, O		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Shed, shelves in den and beside fireplace, alarm system incl. ring bell and camera, fan in garage

Welcome to this immaculate, original-owner home situated on one of the largest lots in Nolan Hill, offering exceptional space (2,681 sq ft), thoughtful design, and timeless upgrades and finishes throughout. Perfectly positioned on pie-shaped lot with no neighbours behind your west-facing private backyard featuring an impressive two-tiered deck, custom pergola, and perfectly landscaped creating a true oasis. The open-concept main level is both elegant and functional, showcasing 9-foot ceilings, engineered hardwood flooring, and luxury finishes throughout. A generously sized flex room/home office with French pocket doors and custom built-in desks offers the perfect space for work or study. The spacious living room centres around a gorgeous gas fireplace, creating a warm and inviting setting for everyday living, entertaining and flooded with natural light. The chef-inspired kitchen is beautifully appointed with extended cabinetry, quartz countertops, tiled backsplash, an oversized island, and stainless steel appliances including a built-in oven and gas stove. A walk-through pantry seamlessly connects the kitchen to the mudroom, complete with custom lockers and convenient access to the oversized heated attached garage (24' x 36') with impressive 14-foot ceilings, an 18' x 8' door to fit big trucks, & fully finished - ready for your vehicles and lifts! Upstairs, the home is incomparable to any other home in the area as it continues to impress with 4 generously sized bedrooms (w/walk-in closets), a central bonus room, and a separate craft room, offering flexibility for growing families. The full laundry room with sink and built-in cabinetry adds everyday convenience. The luxurious primary retreat will easily fit all your furnishings and features a 5-piece ensuite with dual sinks, a separate soaker tub, tiled shower with upgraded 10mm glass, and a walk-in closet with custom

cabinetry. A well-designed 4-piece family bathroom with a second access door enhances functionality for busy households. They thought of everything! The basement offers excellent development potential, including the possibility for a future suite (subject to permits and approvals). Additional highlights include underground water sprinklers (4 zones), dual-zone furnace, central air, new roof (2025) & eaves (2026), a 50-gallon hot water tank (2025), and an extended driveway for additional parking. Modern, timeless, and meticulously maintained, this beautiful home offers space, comfort, and versatility - perfect for a growing family, entertaining, and creating lasting memories. Set up your private showing today!