



**192 Nolanhurst Heights NW  
Calgary, Alberta**

**MLS # A2292995**



**\$780,000**

<b>Division:</b>	Nolan Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,525 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		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Level, Low Maintenance Landscape		

<b>Heating:</b>	Central, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Tv Wall Mounts, Hot-Tub Sold As Is (Haven't used for 2 years but no known issues)

Welcome to Nolan Hill! This well-designed, expansive floor plan offers plenty of room to grow, making it an excellent choice for families. The main floor features 9-foot ceilings and a versatile office space, currently used as a children's playroom—ideal for working from home or adapting to your family's needs. The open-concept layout seamlessly connects the living, dining, and kitchen area, creating an inviting space for both everyday living and entertaining. The kitchen is thoughtfully finished with a large island, complemented by white quartz countertops and rich brown cabinetry. A convenient walk-through pantry leads to the mudroom, garage entrance, and powder room. Maple hardwood flooring adds a timeless touch throughout the main level. Upstairs, you'll find two generously sized bedrooms, a full bathroom, and a spacious bonus family room—perfect for relaxing or spending time together. The primary bedroom offers a comfortable retreat, complete with a well-appointed 5-piece ensuite featuring a separate tub and shower, along with a walk-in closet that connects directly to the upper-level laundry room for added convenience. The unfinished basement, with 9-foot ceilings, provides an excellent opportunity to create additional living space tailored to your needs. Additional highlights include central air conditioning, a damper heating system for improved comfort control and a newer hot water tank. Enjoy the southwest-facing backyard, complete with a low-maintenance composite deck and a built-in hot tub—an ideal space to unwind or entertain. Located in the sought-after community of Nolan Hill, this home offers convenient access to nearby parks and pathways, along with Beacon Hill amenities just minutes away. Commuting is quick with easy connections to major routes such as Sarcee Trail, Shaganappi Trail, and

Stoney Trail, making it easy to navigate the city while enjoying the benefits of a quiet, family-friendly neighbourhood.