



GRASSROOTS
REALTY GROUP

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61 Nolanhurst Rise NW
Calgary, Alberta

MLS # A2144555



\$759,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,013 sq.ft.	Age:	2016 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
Inclusions:	None		

Welcome to Nolan Hill – the perfect 4-BEDROOM family home on a quiet inlet street, featuring one of the LARGEST pie-shaped lots in the neighbourhood. W/ over 2800 SF of developed living space, this property is designed for a large family in mind, offering all the conveniences you expect in a modern home, by the reputable TRICO homes. As you step inside, you will be greeted by a large front foyer and natural lighting that sets the tone for this spacious home. Your double attached front garage offers a private separate entrance directly into the walk-through pantry, making grocery shopping a breeze. The kitchen is truly the heart of this home, featuring full-height cabinets, quartz countertops, a designer backsplash, stainless steel appliances, and a spacious kitchen island perfect for entertaining, and baking, also providing casual additional seating. The open-concept layout effortlessly blends the kitchen, dining, and living areas. The living room showcases a beautiful tiled gas fireplace with a wood mantle, serving as a cozy centerpiece for family gatherings. Step outside off the dining area to a spacious deck and a fully fenced backyard, perfect for barbecues, outdoor parties, trampolines, and the playhouse you always wanted! Upstairs, discover a peaceful primary bedroom complete with a luxurious 5-piece ensuite w/ walk-in closet spacious enough for your shopaholic needs. Alongside the primary suite are two additional large bedrooms, each offering a comfortable, private space. A convenient bathroom and a laundry area are also located on this level. A large BONUS room provides extra space, perfect for a playroom, office, or movie night. The FULLY DEVELOPED basement features an additional 4th bedroom and a large rec room w/ a small bar hookup, making it an excellent space for entertaining. Plenty of storage, including a designated area to build a wine

rack for your collection. This home is designed for longevity and enjoyment, with numerous upgrades throughout, including central air conditioning, built-in speakers, hardwood flooring, quartz countertops and upgraded lighting. It's not just a place to live; it's a place to make lifelong memories. Don't miss the chance to own this exceptional property in Nolan Hill — a home designed for family living and enjoyment.