



**42 Nolanhurst Way NW
Calgary, Alberta**

MLS # A2148286



\$799,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,083 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Level, Street Lightin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Introducing this stunning 2-story home located on a spacious corner lot in the desirable community of Nolan Hill. Close to schools, transportation, and all amenities, this property seamlessly combines luxury with practicality and boasts an exceptional floor plan. Step inside to a chef's dream gourmet kitchen, complete with quartz countertops, a large center island, raised maple cabinets, a built-in pantry, and stainless steel appliances. The main level features 9 ft ceilings, large windows, hardwood floors, a bright living room with a central gas fireplace, and a spacious dining area with a patio door leading out to a vinyl deck with a gas BBQ hookup, a cement patio, and a huge private backyard oasis. The upper level offers a versatile bonus room and a master retreat with vaulted ceilings, a walk-in closet, and a spa-like ensuite bathroom featuring double sinks, a soaker tub, and a double glass walk-in shower. There are also two additional bedrooms, a full bathroom, a laundry room, and new high-end carpet throughout the upper level. Additional features include an oversized front-attached garage, a central air conditioning unit, 9 ft ceilings in the basement, and numerous upgrades. This Trico-built home is a must-see.