



**74 Nolanhurst Rise NW
Calgary, Alberta**

MLS # A2149610



\$850,000

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,290 sq.ft.	Age:	2016 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	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, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Welcome to Nolan Hill, where this exceptional 5-bedroom family home awaits. Boasting over 3,000 SF of total living space, this residence is tailored for the modern family, blending convenience with comfort at every turn. Upon entry, a spacious foyer welcomes you with abundant natural light, setting a bright and inviting tone throughout. The attached double garage offers a practical entry point via the walk-through pantry, ensuring effortless grocery unloading directly into your kitchen. Speaking of which, the kitchen stands as the heart of the home, featuring full-height cabinets, quartz countertops, a designer backsplash, stainless steel appliances, and a generously sized island perfect for both meal preparation and casual dining. The open-concept design seamlessly connects the kitchen, dining, and living areas, creating an ideal space for everyday living and entertaining. The living room is highlighted by a tiled gas fireplace with a wood mantle, creating a cozy focal point for gatherings. Step outside from the dining area onto a spacious deck overlooking a fully fenced backyard, offering ample room for outdoor activities and relaxation. Upstairs, the primary bedroom provides a serene retreat complete with a luxurious 5-piece ensuite and a walk-in closet spacious enough to accommodate all your storage needs. Three additional large bedrooms offer comfortable personal spaces, complemented by another well-appointed bathroom and a conveniently located laundry area. An expansive bonus room adds versatility, perfect for a playroom, home office, or cozy movie nights. The fully developed basement with illegal-suite, enhances the home's appeal with a fifth bedroom, a full bathroom, a laundry room, and a sizeable living room. Ample storage ensures there's space for everything, making this level ideal for hosting guests or enjoying family time. Located in Nolan

Hill, this home not only offers exceptional living spaces but also promises a lifestyle designed around family enjoyment and making lasting memories. Don't miss your opportunity to own this remarkable property – schedule your viewing today!