



**42 Nolanhurst Way NW
Calgary, Alberta**

MLS # A2159971



\$759,900

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		

Welcome to this stunning 2-story home, perfectly situated on a spacious corner lot in the highly sought-after community of Nolan Hill. Conveniently close to schools, transportation, and a full range of amenities, this home effortlessly combines luxury and practicality with a thoughtfully designed floor plan. Upon entering, you'll be captivated by the gourmet kitchen, a chef's dream featuring quartz countertops, a large center island, raised maple cabinetry, a built-in pantry, and stainless steel appliances. The main level is highlighted by 9-foot ceilings, expansive windows, and rich hardwood floors. The bright living room, anchored by a central gas fireplace, flows seamlessly into a spacious dining area with patio doors that open to a vinyl deck complete with a gas BBQ hookup. Step outside to enjoy a cement patio and a sprawling, private backyard oasis. The upper level features a versatile bonus room and a luxurious master retreat, complete with vaulted ceilings, a walk-in closet, and a spa-like ensuite bathroom with double sinks, a soaker tub, and a double glass walk-in shower. Two additional bedrooms, a full bathroom, and a laundry room with brand-new high-end carpeting complete the upper floor. Additional highlights of this Trico-built home include an oversized front-attached garage, central air conditioning, 9-foot ceilings in the basement, and numerous other upgrades. This exceptional property is an absolute must-see!