



**81 Nolanhurst Crescent NW
Calgary, Alberta**

MLS # A2163392



\$799,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,056 sq.ft.	Age:	2017 (7 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance		

Inclusions: N/A

Welcome to this exceptional 6-bedroom, 3.5-bathroom home in the heart of Nolan, boasting over 2,900 square feet of meticulously maintained living space with numerous high-end upgrades throughout. The main floor features a gourmet kitchen with granite countertops, stainless steel appliances, ample cabinet space, and a large island, seamlessly connecting to the dining area and a bright living room with a gas fireplace. A versatile den/office, a 2-piece bath, and access to a spacious south-facing deck complete this level. Upstairs, the primary suite offers a luxurious 5-piece en-suite and walk-in closet, alongside three additional bedrooms, a bonus room, and a laundry room. The fully finished legal basement suite is perfect for extended family or rental income, featuring two bedrooms, a full kitchen, laundry, and a 4-piece bath. The exterior is beautifully landscaped, with a double garage and plenty of outdoor space for relaxation or entertaining. This home is a true gem—schedule your showing today