



**138 Nolanhurst Rise NW
Calgary, Alberta**

MLS # A2167462



\$859,900

Division:	Nolan Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,040 sq.ft.	Age:	2017 (7 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Stunning Home in Family-Oriented Nolan Hill. Imagine family living in a solidly built, stylish 2-story detached house. This move-in ready home provides a brilliant lifestyle for creating memories for kids and family, brilliant design, finished in neutral grey, pleasing fresh paint accentuated with white trim, hardwood flooring, south facing backyard, oversize double attached garage, you will love it. The main floor features will delight you, 9-ft ceilings, elegant kitchen cabinets with crown molding, fashionable backsplash, roomy corner pantry, living / dining room with large windows bring natural sunlight into the whole space, fireplace while relaxing with that special someone, half bath and a roomy office. Upstairs you will find 4 bedrooms, a large bonus room with skylight, 2 bathrooms including a 5-pcs master bedroom ensuite with Skylight, double sinks and a Jacuzzi, a glass standing shower, walk-in closet, and a convenient laundry room. The basement reveals a fully-finished 2-bed, 1-bath legal suite with a separate entrance, modern kitchen, and 4-piece bathroom / laundry room, a perfect mortgage helper to lease or rent as an Airbnb, or to accommodate extended family. 138 Nolanhurst Rise NW is certainly a must-see property! Please check out the virtual tour of this beautiful property, it would be my absolute pleasure to give you a tour!